



**St. Davids
Commercial**

FREEHOLD

Ref: SD 2626

Freehold Retail Shop - £60,000

368 / 370 Abergele Road, Old Colwyn



Freehold shop premises being sold unit vacant possession of the ground floor, upper parts were sold off on a 999 year lease from 1st January 1987.

FREEHOLD

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CALL US 01492 534881

St. Davids Commercial

Commercial House
17 Coed Pella Road
Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881

Email: anyone@stdavidsproperty.com

Web: www.stdavidsproperty.com

St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



Accommodation

According to the VOA website the ground floor extends to some 666 square feet or thereabout has retail A1 usage, rear entrance.

Energy Performance Certificate is B rating and expires on 3rd July 2033.

Viewing by accompany only.

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St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. OCTOBER 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

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