

Ref: SD 2630

Investment Property - £250,000

15 - 19 Marine Road, Pensarn



Investment property comprising lock up shop premises / store with 4 self-contained apartments over.

PRICE

£250,000 PRICE

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

PROPERTY ACCOMMODATION

GROUND FLOOR

15 Marine Road, Pensarn

Ground Floor extending in total to some 131.28m² - 1429 Square Feet

19 Marine Road, Pensarn

Ground Floor extending to 92.4m² – 1000 Square Feet

All Let at £7020 per annum from 23/4/18

4 SELF CONTAINED APARTMENTS

Flat 1, 17 Marine Road, Pensarn

1 bed self-contained apartment extending to 58m²

EPC rating D valid until 21/09/2031

Let at £360 per calendar month.

Flat 2, 17 Marine Road, Pensarn

2 bed self-contained apartment extending to 74m²

EPC rating D valid until 21/09/2031

Let at £450.00 per calendar month

Flat 3, 17 Marine Road, Pensarn

2 bed self-contained extending to 70m²

EPC rating E valid until 21/09/2031

Let at £500.00 per calendar month

Flat 4, 17 Marine Road, Pensarn

2 bed self-contained apartment extending to 84m²

EPC rating E valid to 21/09/2031

Let at £500 per calendar month

PRICE

£250,000.00

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.

PRICE

£250,000 PRICE