

Ref: SD 2632

For Sale Offices, 2 Workshops and Yard - £610,000

Pensarn Industrial Estate, Pensarn, Nr. Abergele



**Previously occupied by substantial caravan sales operator who has relocated to Towyn and there is a restrictive covenant prohibiting Caravan Sales and or storage.
Fabulous location adjacent to A55 junction.**

£610,000 FREEHOLD

CALL US 01492 534881

St. Davids Commercial
Commercial House
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St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193

Detached shop/workshop extending to circa 400 square feet. No EPC required.

0.55 acres fenced yard.

Separated detached office arranged on 2 floors, with car parking for circa 8 cars.

ACCOMMODATION – GROUND FLOOR

11'00" x 05'00" main open plan office 55 square feet.

20'02" x 38'07" – 781 square feet.

12'03" x 16'07" – 131 square feet.

12'3" x 21'07" – 266 square feet.

ACCOMMODATION – FIRST FLOOR

Separate 31'00" x 18'00" 558 incorporating kitchen / w.c and 5 offices.

Two further offices 17'8" x 12'3" – 218 Square feet

14'6" x 12'3" – 196 Square feet.

TOTAL: 972 Square Feet.

WORKSHOP 1 - 28'00" x 18'00" – 504 Square Feet.

WORKSHOP 2 - 15'00" x 22'03" – 1000 square feet.

FREEHOLD £610,000.00

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

£610,000 FREEHOLD