

Ref: SD 2633

Investment Property - £250,000

York House, 17 Kings Avenue, Prestatyn



**Superbly appointed semi-detached office premises arranged on 2 floors with potential to produce.
Situating in a very prominent trading location opposite car park and adjacent to library.**

£250,000 FREEHOLD

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

Ground floor extends to some 86.91m².

Comprises of open plan office plus two private rooms, kitchen and WC.
Recently renewed 5-year lease with existing tenant in July 2023 at £15,750pa -tenant only break clause at 3 years.
Rateable value of £8,500 per annum

Separate access to first floor where there are 4 offices, first floor kitchen and WC. Extending in total to some 52.97m² (567 sq ft)
Currently one room let £5044pa
Rateable value £3250 per annum.

Rear Storage currently let £1200pa

Building and all rooms in superb condition with potential for owner occupier.

Parking at rear with room for up to 3 cars.

Owner looking to retire.

FREEHOLD £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.

£250,000 FREEHOLD