

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. Situated 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](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

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

## Accommodation

Ground floor extends to some 86.91m<sup>2</sup>.

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 52.97m<sup>2</sup> (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.

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**£250,000 FREEHOLD**