

Ref: SD 2646

## **Industrial Estate For Sale - £1,000,000**

**Rhos-On-Sea Industrial Estate**



**Historically 100% occupied. 11 units let producing £76,600.00 per annum.  
Been in the current ownership for 17 Years.**

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**PRICE**  
**£1,000,000 PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

Accommodation

Units in total extending to some 19,040 square feet let on average at £4.00 per square foot.

- Unit 1 – 2744 square feet – EPC C rated expiring 14/08/2034
- Unit 2 – 2528 square feet – EPC rated B expiring 14/08/2034
- Unit 3 – 2293 square feet – EPC rated C expiring 14/08/2034
- Unit 4 – 2784 square feet – EPC rated C expiring 14/08/2034
- Unit 5 – 1149 square feet – EPC rated C expiring 14/08/2034
- Unit 6 - 2444 square feet – EPC rated C expiring 14/08/2034
- Unit 7 – 1026 square feet – EPC rated D expiring 14/08/2034
- Unit 8 – 624 square feet – EPC rated D expiring 14/08/2034
- Unit 9 – 2202 square feet – EPC rated C expiring 14/08/2034
- Unit 10 – 619 square feet – EPC rated E expiring 14/08/2034
- Unit 11 – 627 square feet – EPC rated B expiring 14/08/2034

TOTAL 19,040 SQUARE FEET

All tenants pay rents quarterly in advance and insurance is paid annually in advance.

No Rent Arrears.

£78,100.00 Per Annum when site is fully let.

3 Freehold titles including strip of land alongside entrance road off Church Road.

To be sold as a going concern with all current leases and tenants in place.

PRICE £1,000,000.00

Rents are considered to be low at circa £4.00 per square foot.

Viewing By Appointment Only.

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. December 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**

**£1,000,000 PRICE**