

Ref: SD 2655

Sold as Fully Tenanted - £600,000

1-2 East Parade, Llandudno



**Substantial double fronted seafront property arranged as 14 self-contained apartments.
Producing an income of when fully let of £73,812.00 per annum.
Building is being sold as fully tenanted.**

FREEHOLD

£600,000

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
Address as Above
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Accommodation

Ground Floor has separate access for both 1 and 2 East Parade.

Lower Ground Floor

- Flat 1 – extending to some 850 square feet.
2 bedrooms, lounge, bathroom.
EPC Rating E – expiring 27/6/2034.
Let at £520.00 per month.

- Flat 8 – extending to some 500 square feet.
Lounge, bedroom, shower room.
EPC rating E – expiring 4/7/2034
Previously let at £500.00 per month.

Ground Floor

- Flat 2 – extending to 468 square feet.
Lounge/Kitchen, bedroom, shower room.
EPC Rating D – expiring 3/7/2034.
Let at £500.00 per month.

- Flat 9 – extending to 435 square feet.
Lounge/Kitchen, bedroom, shower room.
EPC Rating D – expiring 1/7/2034.
Previously let at £500.00 per month.

First Floor

- Flat 4 – extending to 272 square feet.
Lounge/Bedroom, shower room and kitchen.
EPC Rating D – expired 6/3/2024.
Let at £425.00 per month.

- Flat 3 – extending to 220 square feet.
Lounge/Bedroom, shower room and kitchen
EPC Rating E – expiring 1/7/2034.
Let at £368.00 per month.

- Flat 10 – extending to 220 square feet.
Lounge/Bedroom, shower room, kitchen.
EPC Rating D – expiring 1/7/2034.
Let at £390.00 per month.

- Flat 11 – extending to 326 square feet.
Lounge/Bedroom, shower room and kitchen.
EPC Rating D – expired 6/3/2024.
Let at £412.00 per month.

Second Floor

- Flat 5 – extending to 240 square feet.
Lounge/Bedroom, kitchen, shower room.
EPC Rating C – expired 6/3/2024.
Let at £390.00 per month.

- Flat 6 – extending to 315 square feet.
EPC Rating C – expiring 27/6/2034.

Let at £412.00 per month.

- Flat 12, Studio Flat – extending to 240 square feet.
EPC Rating C – expired.
Let at £412.00 per month.

- Flat 13, Studio Flat – extending to 304 square feet.
EPC Rating C – expired 06/03/2024.
Let at £412.00 per month.

Third Floor

- Flat 7, Studio Flat – extending to 446 square feet.
EPC Rating F – expiring 27/6/2034.
Producing £455.00 per month.

- Flat 14, Studio Flat – extending to 413 square feet.
EPC Rating F – expired 06/03/2024.
Producing £455.00 per month.

VIEWING STRICTLY BY APPOINTMENT

FREEHOLD £600,000.00
BUILDING IS BEING SOLD FULLY TENANTED.

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 up to 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/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. February 2025. 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.

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