

Ref: SD 2662

Possible Redevelopment Opportunity - £35,000

Vacant W.Cs, Sandbank Road, Towyn



Possible Redevelopment opportunity.

Single storey W.C. situated in the centre of Towyn adjacent to the pay and display car park.

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Towyn is a popular seaside town situated on the North West Coast, highly popular tourist area, with holiday makers all year round.

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Close to the A55 North Wales Expressway linking the area with Anglesey to the West and Chester to the East and providing easy access to Snowdonia.

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**FREEHOLD HELD
GUIDE PRICE OVER£35,000**

CALL US 01492 534881

St. Davids Commercial

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St Davids Property Management Ltd.

Address as Above
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Accommodation

Presently arranged as 3 W.C.'s with storage area.

Frontage – 19'6" x 14'1" (276 square feet)

Open Plan Area – 20'6" x 13' (267 square feet)

Total Square Footage – Circa 543 square feet.

Freehold Held

GUIDE PRICE OVER £35,000.00

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. 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.

Cyfle posibl i ailddatblygu.

Toiled unllawr wedi ei leoli yng nghanol Towyn ger y maes parcio talu ac arddangos.

Mae Towyn yn dref glan môr boblogaidd ar Arfordir y Gogledd Orllewin, ardal dwristiaeth hynod boblogaidd, gyda phobl ar eu gwyliau drwy gydol y flwyddyn.

Yn agos at wibffordd Gogledd Cymru yr A55 sy'n cysylltu'r ardal ag Ynys Môn i'r Gorllewin a Chaer i'r Dwyrain, ac sy'n hygyrch iawn i Eryri.

Gofod

Wedi'i drefnu ar hyn o bryd fel 3 toiled gyda man storio.

Blaen – 19'.6" x 14'1" (276 troedfedd sgwâr)

Ardal Agored – 20'6" x 13' (267 troedfedd sgwâr)

Cyfanswm Troedfedd Sgwâr - Tua 543 troedfedd sgwâr

Rhydd-ddaliad

PRIS AWGRYMEDIG DROS £35,000.00

Nid yw St David's Commercial wedi profi unrhyw osodiadau ac felly ni allent sicrhau eu bod yn gweithio'n iawn. Mae eich cartref mewn risg os nad allwch gadw i fyny â'r ad-daliadau ar fenthyciad neu forgais y diogelwyd arno.

DEDDF CAMLIWIAD 1967 (Amodau lle cyhoeddir manylion). Mae St Davids Commercial drostynt eu hunain a Gwerthwyr/ Prydleswyr yr eiddo hwn y maent yn Asiantau iddynt, yn rhoi rhybudd nad yw'r manylion hyn yn gyfystyr ag unrhyw ran o gynnig neu gontract, bod yr holl ddatganiadau a gynhwysir yn y manylion hyn ynglŷn â'r eiddo hwn yn cael eu gwneud heb gyfrifoldeb ac na ellir dibynnu arnynt fel datganiadau neu sylwadau ffeithiol ac nad ydynt yn gwneud nac yn rhoi unrhyw gynrychiolaeth na gwarant o gwbl mewn perthynas â'r eiddo hwn. Rhaid i unrhyw brynwr/prydleswr arfaethedig fodloni eu hunain drwy arolygiad neu fel arall o ran cywirdeb pob un o'r datganiadau a geir yn y manylion hyn. Chwefror 2025. Yn amodol ar gontract Dan Reoliadau Gwyngalchu Arian, mae'n rhaid i ni wirio hunaniaeth darpar brynwr/tenant ar ôl cytuno ar werthu/gosod a chyn cyfarwyddo cyfreithwyr.

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