

Ref: SD 2665

## **Investment Opportunity - £525,000**

**Holbrook House / Barclay House Gamig Street / High Street**



**A superbly appointed Ex Barclays Bank detached building, which has been expertly converted into beauty salon on the ground floor with 5 self contained apartments. We are selling the Freehold of the building subject to the ground floor being retained by the present owner.**

**GUIDE PRICE**  
**GUIDE PRICE £525,000**

**CALL US 01492 534881**

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

## Accommodation

### Holbrooke House

5 Apartments all renovated to a high standard and let; all EPC are valid until November 2026.

Apartment 1 – Holbrooke House – Ground floor 1 bed apartment extending to circa 825 square feet. EPC rated E let at £495.00 per calendar month.

Apartment 2 – 1 bed apartment extending to circa 525 square feet. EPC rated C Let at £450.00 per calendar month.

Apartment 3 – 1 bed apartment extending to circa 525 square feet. Let at £450.00 per calendar month.

### Barcley House

Apartment 1 – (1st Floor) EPC E extending to circa 980 square feet 2 x bedroom let at £695.00 per calendar month.

Apartment 2 – Top floor extending to £795.00 per calendar month extending to circa 1089 square feet.

## GUIDE PRICE

£525,000.00

Ideal for an investor who wishes to refinance all 5 apartments.

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. March 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.

## GUIDE PRICE

**GUIDE PRICE £525,000**