

Ref: SD 2683

## Owing to Relocation - £35,000

**Guys Newsagents, 66 Conway Road**



Owing to relocation, very busy Newsagent and Royal Mail collection point, specialising in a selection of vapes, convenience store and lottery tickets and as well as first coffee.

**£35,000 PREMIUM + SAV**

**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

Extending on ground and lower ground floor to a total of 67.12m2

Rateable Value of £3,950.00 (in essence means no rates to pay when business is open)

RENT - £4,407.24 Per Annum

PREMIUM - £35,000.00 plus SAV

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. April 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.

**£35,000 PREMIUM + SAV**