

Ref: SD 2708

## **Prime Investment Opportunity - £200,000**

**Bank Buildings, Watling Street, Llanrwst**



**Prime corner office in Llanrwst let to Allington Hughes Limited on a full, repairing and insuring lease from 01/08/2013 to 31/07/2037 with break with 6 months notice at 1.8.20230 Existing rental £17,820.00, circa 12 year lease left on lease from 1/08/2025.**

**£200,000 PRICE**

**CALL US 01492 534881**

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

## Accommodation

Arranged on 4 floors:-

Ground Floor – Reception/2 Offices and w.c. (850 square feet).

Lower Ground Floor – Storage (430 square feet).

First Floor – 2 Offices, Storage and w.c. (500 square feet).

Second Floor – 3 Offices, Storage and w.c. (extending to some 693 square feet).

The lease has eight guarantors who guarantee the rent, circa 9% return.

PRICE 200,000.00

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. July 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.

**£200,000 PRICE**