

FOR SALE

COMMERCIAL PREMISES

**ST DAVID'S HOUSE
EAGLES FARM ROAD
MOCHDRE
COLWYN BAY
LL28 5HB**



REGULATED
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

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DESCRIPTION

The premises comprise a former factory with offices and canteen which is currently in use as a training centre.

The property is set in 0.75 acres or thereabouts.

LOCATION

The property is located on Eagles Farm Road, Mochdre Business Park and directly accessible from the A547 which connects with the A55 at Junctions 19 and 20 within five minutes driving distance.

There are local shopping facilities within five minutes level walking distance and bus routes connecting with Colwyn Bay, Llandudno and Conwy close by.

ACCOMMODATION

The accommodation is arranged on two floors on a cellular basis and comprises:

GROUND FLOOR

4 Offices
Training Space
WC
Conference Room
Canteen
Kitchen

Total Area: 10607 Square Feet

FIRST FLOOR

Open Plan Office
5 Offices

Total Area: 1810 Square Feet

Indicative floor plans and accommodation schedules are available. The accommodation benefits from gas central heating

Externally – Car Parking for 26 vehicles

TERMS

The property is available freehold at an initial asking price of £695,000.

RATEABLE VALUE (2017 LIST)

£27,500

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to interested parties.

VIEWING

By arrangement with the sole agents,
Richard Baddeley & Company 01492 580680.

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