

FOR SALE

COMMERCIAL PREMISES

25 CONWAY ROAD
LLANDUDNO JUNCTION
CONWY
LL31 9LU



REGULATED
BY RICS

ESTATE OFFICE

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

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DESCRIPTION

The property comprises a detached industrial unit currently occupied as motor repair workshop premises and offices.

LOCATION

The property occupies a prominent position fronting Conway Road in a well-established mixed-use area within five minutes driving distance of Conway town centre and the A55 Expressway at Junction 18.

There are local shopping facilities including ASDA, Iceland, and LIDL close by and there are bus routes connecting with major centres.

ACCOMMODATION

The accommodation is generally arranged as follows:

Workshops 2176 sq ft
Mess/ Staff Room 162 sq ft
Office 431 sq ft
Toilets 112 sq ft

Total area 2877 sq ft

Externally

Forecourt and parking for 4 cars. There is further parking and vehicular access to the rear.

PLANNING

The premises have the benefit of consent of B1, B2 and B8 Use (General and Light Industrial).

RATEABLE VALUE

£ 7,957 (2017 List)

ENERGY PERFORMANCE CERTIFICATE

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

TERMS

The property is available at an asking price of **£285,000**.

TENURE

Freehold

VAT

Prices, outgoings are exclusive of, but may be subject to VAT.

VIEWING

By arrangement with the agents:

Richard Baddeley & Company

richardbaddeleyco@gmail.com

Tel: 01492 580680

SUBJECT TO CONTRACT

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give 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 give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.