

Ref: SD 0003

## **Fish and Chip Shop - £55,000**

11/11a Station Road, Colwyn Bay.



**A superbly renovated Fish and Chip restaurant and takeaway available only because our client is re-locating.**

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**Lease Term 15 Years from 27/06/2011 at an initial rental term of 15 years with 5 yearly rent reviews.  
Passing rent £1000.00.  
Break Clause at 10 years.**

**GUIDE PRICE**

**GOING CONCERN £55,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
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Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

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

## GROUND FLOOR

Fully fitted and equipped  
Approx 60 covers inside and 16 outside  
61' x 23' 1400 square feet with rear office/ store and rear access

PREMIUM TO INCLUDE ALL EQUIPMENT

£55000

PASSING RENTAL: £15,500.00 (VAT maybe payable)

St Davids Commercial has not tested any fixtures or fittings and therefore cannot 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.

**GUIDE PRICE**

**GOING CONCERN £55,000**