

Ref: SD 2203

Prime Corner Location Premises - £650,000

8 / 10 Lloyd Street & 1 / 2 Chapel Street



**Fantastic opportunity to purchase a business which has been in the same ownership for over 35 years, the reputation of this takeaway / restaurant is worth an early inspection.
Superbly appointed Fish and Chip shop with restaurant for over 100 covers. Available due to retirement.**

FREEHOLD
£650,000 FREEHOLD

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
Web: www.stdavidsproperty.com

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

ACCOMMODATION

Ground Floor

Fully fitted and equipped to an extremely high standard extending in total to 3194 square feet, with access to lower ground floor circa 200 square feet.

The First Floor is used for storage and w.c facilities and extends to circa 1000 square feet. Access to living accommodation on the 2nd / 3rd floor circa 1000 square feet per floor. Accounts are available to interested parties after viewings.

1 / 2 Chapel Street, Llandudno.

Previously occupied by North Wales Tourist Board and a second-hand shop arranged on four floors.

GROUND FLOOR OFFICE - 870 sq ft
FIRST FLOOR OFFICE - 610 sq ft
SECOND FLOOR OFFICE - 470 sq ft
THIRD FLOOR OFFICE - 300 sq ft

Top two floors previously being used as living accommodation.

EPC – F

Possible re-development of whole of part of the sight.

GUIDE PRICE FOR THE WHOLE PROPERTY

£650,000.00

St Davids Commercial have not checked any fittings or fixtures and therefore cannot guarantee they are in working order. Your home is at risk if you fail to keep up payments on a mortgage or loan secured upon it.

FREEHOLD

£650,000 FREEHOLD