

Ref: SD 2236

## **Alfredos Restaurant - £200,000**

**9-10 Lancaster Square, Conwy**



**Very rare opportunity to acquire one of the top freehold Italian restaurants in North Wales. Our clients have been in occupation since the early 1990's and this family business is exceptionally busy with quality food.**

**FREEHOLD**

**GOING CONCERN £200,000**

**CALL US 01492 534881**

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

There is great potential to open at lunchtimes as our clients open from 5.30pm 7 days a week.

There is a restaurant on the first floor ideal for functions etc which is not used and hasn't been for many years.

The building is Grade II listed and has a well adjacent to the wine cellar which dates back to 1300.

#### GROUND FLOOR ACCOMMODATION

Extends in total to 2500 square feet with 120 covers, with bar/seating area.

KITCHEN Fully fitted and equipped 27' x 17'2" circa 450 square feet.

PREP AREA 18' x 9'2" 165 square feet

STORE ROOM with outside w.c. accessed from the rear yard and side access 9' x 6' 545 square feet

Access to:

LOWER GROUND FLOOR Wine cellar 24'5" x 13'2" 323 square feet.

#### ACCESS VIA A SPIRAL STAIRCASE TO FIRST FLOOR

Vacant bar/restaurant extending to 2500 square feet. Ideal to use as a function room.

#### TOP FLOOR

Single room 20'00" x 12'00"

#### VIEWINGS

Viewing by prior appointment only with St Davids Commercial.

#### ACCOUNTS

Accounts will not be divulged to anyone until after a viewing.

#### LEGAL

Each Party to bear their own legal costs.

#### RATES

The property has a rateable value of £27,750 effective 01/04/2019.

EPC not required as building is listed.

**PREMIUM: £200,000.00**

**NEW LEASE BY NEGOTIATION**

**£40,000 Per Annum**

St Davids Commercial has 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 repayments on a loan or mortgage secured upon it.

**FREEHOLD**

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