

Ref: SD 2404

Restaurant / Café - £275,000

The Waterfront, 83/85 The Promenade, Rhos on Sea



100% Prime Restaurant/Café for sale as a going concern. Undoubtedly one of the finest locations in the area overlooking the bay and the fabulous beaches that Rhos on Sea has to offer. The premises have recently undergone a major refit and include an ice cream sales area presently with Kellys of Cornwall which is a well-known national brand.

**PREMIUM
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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

Outside area which can accommodate up to 15 diners. Inside restaurant area, two restaurant areas one of which is a quiet area, in this dog free establishment.

Areas according to the VOA Business Rates website is 46.3m², 42.9m² and 28.4m², further kitchen area 44m² with newly renovated ladies wc and gents wc facilities, in total some 1780 square feet.

Large basement area of 30.7m² – 334 square feet

Part of the kitchen area extends at rear of 85 Rhos Promenade and extends to 20.9m² 227 square feet

Opening Hours

9.00am – 4.30pm closed on Tuesdays

Potential to increase trade and open 7 days a week

Viewing by appointment only

No accounts or lease details will be given to anyone until genuine interest is shown and proof of funds will be required.

The lease cannot be change in any way

PREMIUM TO INCLUDE ALL EQUIPMENT OF £275,000.00

LONG LEASEHOLD INTEREST

35 YEARS FROM 1/11/2018 AT AN INITIAL RENTAL OF £25,000.00

THE REVIEW IS 5 YEARLY LINKED TO R.P.I.

St David's Commercial has not tested any fixtures and fittings and cannot therefore 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.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given 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 make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. May 2022. Subject to contract

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