

Ref: SD 2413

## **Restaurant For Sale - £60,000**

**La Dolce Vita, 25 Penrhyn Avenue, Rhos on Sea**



**Opportunity to purchase a very busy restaurant in the heart of Rhos on Sea situated within close proximity to the promenade, trading for over 30 years. La Dolce Vita benefits from a loyal customer base and very good reputation for fantastic Italian Cuisine as well as British.**

**PREMIUM  
PREMIUM £60,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
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## ACCOMMODATION

GROUND FLOOR RESTAURANT AREA: 28 Covers with wine store, kitchen, pizza oven, Ladies and Gents w.c circa 800 Square Feet.

Staircase leading to;

1st FLOOR RESTAURANT / BAR AREA: Circa 900 Square Feet with Ladies and Gents w.c.

KITCHEN:

LEASE TERM: 7 Year Lease from 1st April 2017 at £21,000 Per Annum (New 4 Year Lease agreed with landlord)

ENERGY PERFORMANCE CERTIFICATE: D

No walk-ins please, viewing by appointment only. No account will be provided until a viewing has been organised through the office.

PREMIUM: £60,000.00

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. July 2022. Subject to contract

**PREMIUM**

**PREMIUM £60,000**