



**St. Davids
Commercial**

TO LET

Ref: SD 0003

Fish and Chip Shop - £15,500

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
£15,500 PER ANNUM

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



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

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

£15,500 PER ANNUM