

Ref: SD 2172

## **Previously Leopalds - £30,000**

**The Mall, 39 Mostyn Street**



**Fitted and equipped cafe /restaurant in The Busy Mall in Llandudnos busy Mostyn Street**

## **BUSINESS FOR SALE** **£30,000 PREMIUM**

**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](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

---

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

## ACCOMMODATION

Fully fitted and equipped Cafe/Restaurant

17'9" x 11'3" 19 covers

9'4" x 8'6" 11 covers

32 covers outside

Kitchen 13'7" x 14'10" fitted

Upstairs Ladies/Gents w.c.

Two Store Rooms 9'8" x 9' and 12' x 9'

PASSING RENTAL £10,000.00

SERVICE CHARGE - £600

PREMIUM £30,000.00

VIEWING BY APPOINTMENT ONLY

NO DIRECT APPROACHES

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.

## **BUSINESS FOR SALE**

### **£30,000 PREMIUM**