



**St. Davids
Commercial**

FOR SALE

Ref: SD 2312

The Galleon - £545,000

High Street, Conwy



Award winning Fish and Chip Shop / Restaurant profitable on opening of 7 ½ months of the year only. Quality 2 Bed Maisonette with separate access and astounding viewings.

PRICE COMPLETE
£545,000 PRICE COMPLETE

CALL US 01492 534881

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St Davids Property Management Ltd.
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GROUND FLOOR PRIME CORNER LOCATION.

Takeaway area and seating 14 covers circa 435 square feet, storage and fitted kitchen.

First floor Restaurant Area

36 cover extending to circa 476 square feet, to include public toilets. Separate access off Berry Street, in Conwy via staircase to 1st floor, access to apartment on right hand side, 3-piece bathroom suite with access to small balcony area.

2nd Floor

LOUNGE: 12'02" x 22'02" centrally heated stunning views.

KITCHEN: 15'03" x 09'07" fitted and equipped.

3rd Floor

BEDROOM 1: 20'00" x 14'00" centrally heated.

BEDROOM 2: 13'00" x 14'00"

Plans / Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is to bear their own legal costs.

Viewing

By Prior appointment with Colin Flannigan.

PRICE COMPLETE

£545,000.00

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. November 2020. Subject to contract.

PRICE COMPLETE

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