

Ref: SD 2339

A3 Premises - £39,950

147 Mostyn Street, Llandudno



**Fully fitted and equipped restaurant /café bar owing to relocation. Very popular trading location.
Viewing by appointment only.**

**PREMIUM REDUCED
PREMIUM £39,950**

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

ACCOMMODATION

Ground Floor accommodation 555 square feet, together with internal storage 80 square feet.
Fitted kitchen 266 square feet.

Ladies / Gent w.c

Totalling 900 Square feet.

Lower Ground Floor (in need of renovation circa 1000 square feet with access to rear yard)

Energy Performance Certificate Rating E.

Viewing by appointment only.

ASSIGNMENT OF 10 YEAR LEASE FROM 2016 , PASSING RENT FROM 23/02/2023 IS
£19,000 PER ANNUM.
THE LEASE IS RENEWABLE FROM 25/02/2026

PREMIUM: £39,950

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 2021. Subject to contract.

PREMIUM REDUCED

PREMIUM £39,950