

Ref: SD 2383

**Investment Premises - £310,000****147/147a Mostyn Street, Llandudno****For Sale INVESTMENT PROPERTY**

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**Restaurant rent from 1st April 2023 £19000pa plus current rent from flat 1 £5,820.00 pa plus management fees and ground rent from flats 2 and 3.**

**PRICE****£310,000 GUIDE PRICE****CALL US 01492 534881**

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

999 year lease from 25/12/1928, top apartment sold off on a 125 year lease from 16/12/2004. Flat 2 has been sold off on a 125 year Lease from 2022.

#### GROUND FLOOR AND LOWER GROUND FLOOR

Let on a 10 year lease from 1/4/2016 at a rental of £19000.00, Rental from 1/4/2023 of £19,000 per annum and together with the First Floor Flat rental generates an investment income of o £25,220.00 Per Annum.

Accommodation extending to 995 square feet on the ground floor, lower ground floor (presently used as storage, potential to renovate)

#### FIRST FLOOR APARTMENT

Presently let to a tenant who has been in occupation for many years on an Assured Shorthold Tenancy. Rental £485.00 per month.

Accommodation

Hallway, centrally heated  
Lounge 15' x 13'  
Kitchen 16' x 6'  
Bedroom 15' x 8'5"  
Bathroom 3 piece

EPC – D

#### SECOND FLOOR FLAT

Sold on a 125 year lease from 2022 at a ground rent of £50.00 per annum. £150 each management fee PA plus contributions to repairs and structural insurance.

#### THIRD FLOOR

Sold on a 125 year lease from 16/12/2004 at a ground rent of £50.00 per annum. £150 each management fee PA plus contributions to repairs and structural insurance.

**PRICE £310,000.00**

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. January 2022. Subject to contract.

## **PRICE**

**£310,000 GUIDE PRICE**