

Ref: SD 2404

New 7 Year Lease Rental - £25,000

The Waterfront, 83/85 The Promenade, Rhos on Sea



100% Prime Fully Fitted Restaurant/Café recently closed. Undoubtedly one of the finest locations in the area overlooking the bay and fabulous beaches that Rhos on Sea has to offer. The premises have recently undergone a major refit and include an ice cream sales area.

NEW 7 YEAR LEASE RENTAL £25,000 PER ANNUM

CALL US 01492 534881

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PROPERTY DESCRIPTION

Outside area which can accommodate up to 15 diners. Inside restaurant area, two restaurant areas one of which is a quiet area.

Areas according to the VOA Business Rates website is 46.3m², 42.9m² and 28.4m², further kitchen area 44m² with newly renovated ladies wc and gents wc facilities, in total some 1780 square feet.

Large basement area of 30.7m² – 334 square feet

Part of the kitchen area extends at rear of 85 Rhos Promenade and extends to 20.9m² 227 square feet.

New 7 Year Lease Rental
£25,000 per annum
Renewable Lease

PREMIUM £25,000

Please see Inventory Below

1. Medium Drinks Fridge
2. 2. Small Drinks Fridge
3. Ice Machine
4. Barista Coffee Machine
5. 3 Small Chest Freezers
6. 2 Commercial Microwaves
7. Small Grill
8. Panini Machine
9. Milk Fridge Small
10. Commercial Dishwasher
11. Fat Trap (brand new and installed)
12. Industrial Tall Freezer
13. 2 Industrial Kitchen Fridges
14. 2 Long Chest Freezers
15. 2 Medium Chest Freezers
16. 2 Small Chest Freezers
17. Chip Warmer
18. 2 Industrial Fryers
19. Industrial Mixer
20. 1 Floor to Ceiling Oven/Cooker
21. 11 Tables of 2
22. 1 x 8 Seater Table and Chairs
23. 1 x 6 Seater Table and Chairs
24. 4 High Bar Stools
25. 6 Leather Tub Chairs
26. 2 seater Sofa
27. Coffee Table
28. 30 Chairs
29. Gas Heater
30. Picture Frames (approximately 40)
31. Crockery/Cutlery
32. Hot Water Boiler
33. 2 Tills and Till Drawers

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 2022. Subject to contract

NEW 7 YEAR LEASE RENTAL

£25,000 PER ANNUM