



**St. Davids
Commercial**

FOR SALE

Ref: SD 2416

Bubbles Launderette - £150,000

22 Brookes Street, 25 Brookes Street and 3 Albert Street



Busy commercial and residential launderettes established for many years, in same ownership for 12 years.

**PREMIUM
£150,000 PREMIUM**

CALL US 01492 534881

St. Davids Commercial
Commercial House
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St Davids Property Management Ltd.
Address as Above
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3 ALBERT STREET, LLANDUDNO, LL30 2TS

22.7m² (247 square feet)
Rateable Value: £2,050.00
EPC Rating 'E'
10 Year Lease from 9/6/2019
Let at £3,900.00 per annum

25 BROOKES STREET, LLANDUDNO

Rateable Value: £5,800.00
EPC Rating 'E'
10 Year lease from 18/3/2020
Let at £4,250.00 per annum

22 BROOKES STREET, LLANDUDNO

Rateable Value: £2,750.00
EPC rating 'C'
New 10 Year Lease from 18/3/2020

Rent: £6,000 per annum.

Our client operates from three units, all very close to one another and operates a fabulous efficient business to include detailed inventory of washers/dryers.

PREMIUM £150,000.00

TO INCLUDE ALL EQUIPMENT

AND A VERY PROFITABLE BUSINESS

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 8 August 2022. Subject to contract

PREMIUM

£150,000 PREMIUM