

Ref: SD 2349

## **Taylor's Cafe - £20,000**

**19 Lloyd Street, Llandudno**



**A very prominent corner café/wine bar arranged on ground and lower ground floor. Assignment of 3-year lease from 30/03/2023 at a rental of £14,000 Per Annum. Busy / profitable available only due to our client's other business interest.**

**PREMIUM**  
**REDUCED PREMIUM +SAV£20,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
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Colwyn Bay  
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LL29 7BA  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## ACCOMMODATION

### GROUND FLOOR

30.49m<sup>2</sup> Café Area 332 Square Feet  
26.05 m<sup>2</sup> 283 Square Feet  
8.03 m<sup>2</sup> Further Area 87 Square Feet

### LOWER GROUND FLOOR

Separate access from the side and a dumbwaiter and separate access from the ground floor.

15.85m<sup>2</sup> Kitchen Area Fully Fitted and Equipped 172 Square Feet  
27.26m<sup>2</sup> Retail Area 296 Square Feet  
35.m<sup>2</sup> Storage Area 382 Square Feet

Detailed Inventory on request.

Energy Performance Certificate: B expires 27/06/2031.

## REDUCED PRICE

### PREMIUM REQUIRED TO INCLUDE DETAILED INVENTORY

£30,000 + STOCK AT VALUATION

### VIEWING BY APPOINTMENT ONLY.

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. 22nd November 2022. Subject to contract.

**PREMIUM**

**REDUCED PREMIUM +SAV£20,000**