

Ref: SD 2444

## **Fish and Chip Shop - £180,000**

**11/11a Mostyn Street, Llandudno**



**A stunning Grade II listed Fish and Chip Shop, licensed for café and takeaway, separate access to Wine Bar (vacant) on first floor with a superb maisonette arranged on 2 floors. Our client is looking to retire after running this successful business for 23 years.**

**LONG LEASEHOLD  
£180,000 PRICE**

**CALL US 01492 534881**

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

## GROUND FLOOR

Takeaway, Café, fully fitted and equipped circa 119m<sup>2</sup>, circa 129 square feet  
98 covers.

## LOWER GROUND FLOOR

92.7m<sup>2</sup> circa 1000 square feet

## FIRST FLOOR

Ex wine bar, fitted and equipped, vacant, circa 109m<sup>2</sup>, 1192 square feet

Separate access to Maisonette on 2nd/3rd Floors arranged as lounge/diner, kitchen  
and 3 beds and 3 piece bathroom.

Viewing by appointment, no direct access.

RENTAL £45,000.00 per annum

PREMIUM £180,000.00

LEASE TERM: 5 year, 10 year or 15 year

Property may be sold for £850,000.00

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 2023. Subject to contract.

**LONG LEASEHOLD**

**£180,000 PRICE**