

Ref: SD 2470

## **Investment Property - £650,000**

**20/20a/22/24 Mostyn Avenue, Craig-Y-Don, Llandudno, LL30 1YS**



### **INVESTMENT PROPERTY**

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**20/20a/22/24 MOSTYN AVENUE**

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**CRAIG-Y-DON**

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**LLANDUDNO**

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**LL30 1YS**

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**Substantial investment property comprising of two lock up retail shop units, vacant café/restaurant and a 2 bed apartment let. When fully let income producing £49,200.**

**FREEHOLD**

**FREEHOLD £650,000**

**CALL US 01492 534881**

**St. Davids Commercial**

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**St Davids Property Management Ltd.**

Address as Above  
Co. Reg. No. 02625193



## ACCOMMODATION

20 Mostyn Avenue, Llandudno, LL30 1YS

Ground Floor – Let to Town & Country Carpets at £1450.00 per month. Details from VOA website show the property to extend to 92.41 m2 (1006 square foot). EPC has been carried out.

20a Mostyn Avenue, Llandudno, LL30 1YS

2 bedroom, self-contained apartment, let at £550.00 per month. EPC - E

22 Mostyn Avenue, Llandudno, LL30 1YS

Let as a nail bar, INCOME PRODUCING £600.00 per month. Extending to 51.8 m2 (564 square feet). EPC has been carried out.

24 Mostyn Avenue, Llandudno, LL30 1YS

Café/Restaurant arranged on 2 floors with ground floor double fronted, with kitchen extending to 61.36m2 (668 square feet). The first floor has two further areas for dining, 2 WC's and a store room, extending to 42.27m2 (460 square feet). let at 15 k per annum

## VIEWING BY APPOINTMENT ONLY

FREEHOLD GUIDE PRICE: £650,000.00

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. April 2023. Subject to contract.

**FREEHOLD**

**FREEHOLD £650,000**