

Ref: SD 2485a

Freehold - £395,000

43 Mostyn Avenue, Craig-Y-Don, Llandudno



Vacant Restaurant/Takeaway owing to relocation. Fully fitted and equipped restaurant, available with no premium.

FREEHOLD

FREEHOLD £395,000

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Colwyn Bay
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LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881
Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

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

ACCOMMODATION

Ground Floor

Extending to some 23m² (2522 square feet). Fitted bar/kitchen, disabled WC, and 2 x separate WC's.

First Floor

Storage area open plan 251m² (2733 square feet)

EPC Rating C expires 5/6/2033.

New full, repairing lease term.

Upward only rent review term at year 3, then 3 yearly afterwards.

FREEHOLD

£395,000.00

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.

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