

Ref: SD 2496

## **Very Rare Opportunity - £725,000**

**Haulfre Gardens Tea Rooms, Haulfre Gardens, Cwlach Road, Llandudno**



**Haulfre Garden Tearooms is situated on Cwlach Road with panoramic views over both North Shore and West Shore, Llandudno with unrivalled views. It is on the South Slope of the fabulous Great Orme and has sun all day long. An exceptional place to live and work.**

**FREEHOLD**  
**FREEHOLD £725,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
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A brief history of the Grade II listed building is the property was built in 1865 for Sir Thomas Lipton, and then from 1871 – 1876 was owned by Henry Pochin, then Johnny Walker, the famous whiskey distiller owned it.

From 1903 – 1929 it was owned by Joseph Broome and then it was acquired by the local council, and there was a grand opening by Lloyd George the infamous MP.

In 1934 Miss Doris Wood was the proprietor of 'Sunshine Café' as it was known, and it has remained a fabulous tea room with living accommodation ever since.

## **ACCOMMODATION**

Fabulous external space leading to an area for 60 covers, with excellent views, car parking for 2/3 cars. Internal area for 35 covers, excellent serving area. 2 fitted kitchens 15' x 12' and 18' x 12'.

Present opening hours 10.30am – 5pm, 7 days per week, March till November.

Fabulous living accommodation, gas fired central heating.

Kitchen Area – 15' x 12' – fully fitted.

Lounge - 18' x 12'

Bedroom 2 - 12' x 12'2"- fabulous outlook

Bedroom 3 - 12' x 9'6" – Superb views

3 Piece Bathroom

2nd 3 Piece Bathroom

Master Bedroom – 15' x 12' with access to private covered decked area with hot tub and barbeque.

Good sized dressing room off the hallway.

FREEHOLD Reduced to £725,000.00 – for this very rare opportunity.

Clients have owned the property since 2008.

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. July 2023. Subject to contract.

**FREEHOLD**

**FREEHOLD £725,000**