

Ref: SD 2538

Owing to Relocation - £24,000

Midland Street Cafe, 16 Castle Street, Conwy



OWING TO ABORTED NEGOTIATIONS AT LAST MINUTE . Superbly appointed café/restaurant/bar.

**NEW LEASE AVAILABLE
£24,000 PER ANNUM + VAT**

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Conwy
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 in total to some 266m² (2896 square feet).

Area 100 covers.

Rear Access.

Lease includes rear area for further development.

EPC Rating C.

New 10 year lease available subject to references and landlords approval with 5 year rent review.

Premium for the lease £12000

Initial Rental £26000 plus VAT per annum for next 4 years then review

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. August 2020. Subject to contract.

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