



**St. Davids  
Commercial**

**FOR SALE**

Ref: SD 2551

## **Very Busy and Well Established - £55,000**

**Book Corner, 18 Mostyn Street, Llandudno**



**A very busy, well established (over 30 years) business, trading as the business known as The Book Corner newsagent/lottery outlet/tobacconist/vape shop.**

**£55,000 + SAV**

**CALL US 01492 534881**

**St. Davids Commercial**

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Colwyn Bay  
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**St Davids Property Management Ltd.**

Address as Above  
Co. Reg. No. 02625193



Accommodation

Ground Floor

Extending to some 15'2 x 24'8 (circa 375 square feet)

Air conditioned.

EPC Rating C. Access to shop unit.

Lower Ground Floor (storage) 2 units

25'2 x 6'6 (167 square feet)

15 x 11'5 (172 square feet)

Lease on premises from 16/6/2006 to 15/6/2024 renewable.

Rents are £1,150.00 per month.

Premium for Goodwill £55,000 plus SAV

Profitable accounts available only after viewing.

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.

**£55,000 + SAV**