

Ref: SD 2563

## **Well Known Quality Restaurant - £89,950**

**Indulge Restaurant, 39/41 Madoc Street, Llandudno**



**Indulge is a very well known quality restaurant situated in the heart of Llandudno on a prominent corner site.**

**Excellent reputation fully fitted and equipped.**

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**PREMIUM**  
**£89,950 PREMIUM**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
VAT Reg No. 490 1639 43

Tel: (01492) 534881  
Email: [anyone@stdavidsproperty.com](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

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

#### ACCOMMODATION

Extending to some 109m2, circa 1200 square feet with exterior seating area.

Circa 40 covers inside, 20 covers outside.

Rental £12,000 per annum (no VAT)

Premium £89,950.00

VIEWING STRICTLY BY APPOINTMENT

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. February 2024. Subject to contract.

**PREMIUM**

**£89,950 PREMIUM**