



**St. Davids  
Commercial**

**LEASEHOLD**

Ref: SD 2554

## **10 Year Renewable Lease from 2018 - £35,000**

**Lava 1-3 Bangor Road, Conwy**



**Very busy and established Town centre restaurant with accommodation over. 10 year lease renewable from 2018. Busy and profitable. No 1 restaurant on Trip Advisor in the Conwy region (3/4/24)**

**PREMIUM  
PREMIUM £35,000**

**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

Ground Floor - Fitted and equipped restaurant with kitchen and W. C's

Extending to circa 800 square feet

Upper Parts – Previously used as 2 bed living accommodation.

Reduced Premium Price: £35,000.00

Rental from 5/10/2018

Years 1 and 2 - £12,000.00

Years 3 and 4 - £12,500.00

Years 5 and 6 - £13,000.00

Years 7 and 8 - £13,500.00

Years 9 and 10 - £14,000.00

## RENEWABLE

## VIEWING BY APPOINTMENT PLEASE

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

**PREMIUM £35,000**