

Ref: SD 2580

## **New 3 Year Lease Options Available - £695**

**9 Market Street, Abergele**



**Lock Up Restaurant/Coffee Shop/Bar  
Available, and vacant, with 3 lease options.**

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**OPTION 1 - £695.00 PER MONTH  
OPTION 2 - £750.00 PER MONTH  
OPTION 3 - £875.00 PER MONTH**

**£695 PER MONTH**

**CALL US 01492 534881**

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

## ACCOMMODATION

Option 1 – Ground Floor extending to some 1000 square feet to include large kitchen, disabled WC, and store.

Available on a NEW 3 year lease at £695.00 per month.

Option 2 - Ground Floor to include rear garden, very private.

Available at £750.00 per month.

Option 3 - Ground Floor with garden and to include first floor of 500 square feet with WC.

Available at £875.00 per month.

## VIEWING BY APPOINTMENT ONLY

## AGENT HAS THE KEY

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. March 2024. Subject to contract.

**£695 PER MONTH**