

Ref: SD 2610

## **Ground Floor Restaurant A3, Freehold Investment - £100,000**

**Ground Floor Restaurant A3, 162 Conway Road, Colwyn Bay**



**On behalf of our pension fund clients we are looking to sell the freehold subject to a 3 year lease from 23/06/2023 at an annual rental of £12,000 per annum.**

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**Ground floor let as as café / extending to circa 1176 Square Feet.  
Viewings to be arranged with the office, no walkins.**

**FREEHOLD £100,000**

**CALL US 01492 534881**

**St. Davids Commercial**

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

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**St Davids Property Management Ltd.**

Address as Above  
Co. Reg. No. 02625193



## GROUND FLOOR RESTAURANT A3

FREEHOLD £100,000.00

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 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

**FREEHOLD £100,000**