



**St. Davids
Commercial**

TO LET

Ref: SD 2616

For Sale As A Going Concern - £25,000

Fat Cat, 149 Mostyn Street, Llandudno



**Busy Bar/Restaurant A3 use.
Situating in busy Mostyn Street area of Llandudno.**

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Premium to include all equipment £25000

GUIDE PRICE

£25,000 PER ANNUM

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
Web: www.stdavidsproperty.com

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



ACCOMMODATION

Ground Floor - Circa 118 x 26 – circa 3000 square feet on the ground floor bar area.

Access to lower ground floor with kitchen area, fully fitted 72 x 17 - circa 1200 square feet.

Access at rear for cars.

Office – 15 x 12 – 180 square feet, separate W.C/Shower Room

Cellar Area – with access from front for beer barrels etc.

PREMIUM to include all equipment £25,000.00

RENTAL £35,000.00 per annum.

No EPC required as Listed Building

Viewing by appointment only.

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. JUNE 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.

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