



**St. Davids
Commercial**

LEASEHOLD

Ref: SD 2641

Busy and Well Appointed Café/Sandwich Bar - £99,950

The Loaf Coffee and Sandwich Bar, 12-14 Gloddaeth Street, Llandudno



Certainly, one of the busiest and well-appointed cafes/sandwich bars in Llandudno. Situated adjacent to the Travelodge, within 100metres of Wetherspoons and 50 metres of The Lounge Bar. The business continues to thrive and has an enviable customer base.

**PREMIUM
PREMIUM£99,950**

CALL US 01492 534881

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St Davids Property Management Ltd.
Address as Above
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Accommodation

Ground Floor-
Corner location, extending to some 74.59m² (812 square feet).

Disabled W.C.

Staff W.C.

Kitchen

Lease is from 16/08/2018 expiring 15/08/2028 and is renewable for a further 10 years.

Rental £21,500.00

Premium is £99,950.00 plus SAV

Accounts are only available after a viewing, but we can confirm the business is very profitable.

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. December 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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