

Ref: SD 2671

Freehold - £250,000

The Village Chippy, Abergele Road



The village chippy has been in our clients ownership for over 20 years, and the freehold is now available for new owners to take the premises over.

The business was profitable until it closed some 2 years ago.

FREEHOLD
FREEHOLD £250,000

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
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Accommodation

Premises comprises of a Takeaway area of 17'9 x 9'2 and 18' x 7' prep area, fitted and equipped.

Separate living accommodation.

Lounge at rear leading to rear garden – 14'7" x 17'4" (255 square feet)

Outside brick built store – circa 150 square feet.

Fitted kitchen – 7'3" x 8'6" (62 square feet).

3 Piece Bathroom.

Double Bedroom – circa 12' x 11'

First Floor Bedroom – 12'9" x 8' 6"

EPC Rating D – expiring 10/03/2035

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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. April 2025. 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

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