

Ref: SD 2764

Premises known as Seahorse Restaurant - £425,000

7 Church Walks Llanduno LL30 2HD



Premises known as Seahorse Restaurant.

FREEHOLD

PRICE £425,000

CALL US 01492 534881

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Our clients have owned this well known restaurant/bistro with living accommodation in a private location since 1990. This is held on a freehold the building is grade 2 listed and has an EPC rating of C expiring in May 2033. The Bistro and restaurant are situated on separate floors.

Separate access from church walks to the bistro has a small number of steps to the cellar and side house leading to the bistro.

The VOA website square footage of the lower ground floor as bistro, kitchen, prep room, storage, extending to 650sq ft. Staircase to the ground floor WC's (3)

Ground floor restaurant with separate access at street level extending to 360 sq ft with 3 WC's.

Office 2.24 x 2.163 (7ft x 7 ft) 495 sq ft

ACCOMMODATION

Lounge 17'5" x 37'2"

Bedroom 1 – 12'5 x 12"
Balcony at rear

Changing rooms for staff 1'2 x 7"

2nd Floor

Bedroom 13'2" x 11'2"

Bathroom 4 piece – bath, shower, wc. Wash hand basin

Bedroom 14'8 x 11'2"

Loft space – all boarded 15'7 x 19'2"

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£425,000

VIEWINGS 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

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