

Ref: SD 2546

## **Investment Property - £899,950**

**151/153 Upper Mostyn Street, Llandudno**



**Grade II Listed Building, Investment Property consisting of Two Restaurants and Five Self Contained Flats**

**GUIDE PRICE**

**£899,950 GUIDE PRICE**

**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](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

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

151 UPPER MOSTYN STREET, LLANDUDNO

Let at £15,000.00 per annum from 10/11/2022 for a period of 21 years.  
Extending in total to some 49.47m<sup>2</sup> – 540 square feet

153 UPPER MOSTYN STREET, LLANDUDNO

Let at £30,000.00 per annum from 10/11/2022 for a period of 21 years.  
Extending in total to some 153.67m<sup>2</sup> – 1673 square feet

There are 5 self-contained apartments above the restaurants.

Flat 1 - 2 Beds - Let at £550.00 per month  
Flat 2 – 2nd Floor, 4 Beds – Let at £700.00 per month  
Flat 3 – Let at £450.00 per month  
Flat 4 – 3 Beds – Let at £570.00 per month  
Flat 5 – 2 Beds – Let at £570.00 per month

Residential income - £34,080.00 per annum

Good long term tenants

Income producing £79,080.00

ASKING PRICE £899,950.00

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. January 2024. Subject to contract.

**GUIDE PRICE**

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