



**St. Davids  
Commercial**

**FOR SALE**

Ref: SD 2545

## **Superbly Appointed - £110,000**

**Marmalade Cafe, 14 Rhos Road, Rhos-On-Sea**



**Superbly appointed café/restaurant which has been renovated considerably over the years. It has an excellent trading history and is available at a sensible price of £110,000, owing to clients' other business commitments.**

**PREMIUM**  
**£110,000 PREMIUM**

**CALL US 01492 534881**

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



## ACCOMMODATION

Extends internally to some 156m on two floors including the ground and basement.

50 covers, exterior area also.

Profitable business, accounts are available to genuine interested parties after a viewing only.

20 year Lease from 27/10/2020.

Passing rent of £10,450.00 per annum, which is subject to a rent review.

### REDUCED PREMIUM:

£100,000.00

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.

## PREMIUM

**£110,000 PREMIUM**