

Ref: SD 2555

## **Coffee Shop and Garden - £29,000**

**Garden Bistro, 22 Rosehill Street, Conwy**



**Grade II listed building with exterior area, very busy in the Summer, private and well managed.**

**£29,000 GOING CONCERN**

**CALL US 01492 534881**

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

5 year lease from August 2020, rental £8,000 per annum and renewable (subject to meeting with Landlord, and Landlord being happy).

Very busy location next door to The Erskine Arms and The White Bakery. Opposite bus stop and the railway station.

#### Exterior Area

Extending to some 490 square feet.

44 outdoor chairs.

9 outdoor tables.

Outdoor patio heater with gas tank.

Wood garden flooring circa 400 square feet.

1 tall staff locker for 4.

2 WC, paper dispensers, 2 soap dispensers plus bin.

#### Internal Area

Storage on first floor and kitchen area.

Shared WC.

#### Equipment in Coffee Area and Indoor Sitting Area

1 x Rocket Double Espresso Coffee Machine

1 x Coffee Bean Grinder

1 x Under Counter Fridge and Freezer

1 x 55" LCD Smart TV

1 x Casio Till

1 x Tall Beverage Display Fridge

1 x Kettle

1 x Free Standing Display Fridge

1 x Marble Counter and Kitchen Cabinets

6 x Wooden Tables

16 x Wooden Chairs

45m<sup>2</sup> Tartan Carpet

Wall and Ceiling Lighting

#### Kitchen

1 x Storm Commercial Dish Washer with 4 Baskets

1 x ATC Water Heater

1 x 4 Plate Hob, Falcon Unit with Table

1 x Extractor Hob

1 x Microwave Oven

1 x Appone Commercial Pizza Oven with Table

1 x Appone Automatic Pizza Dough Press with Table

1 x Floor Standing Dough Mixer

1 x Serving Trolley

1 x Cool Pizza Refrigerator, 3 Doors with Granite Worktop

1 x Atosa Over Counter Salad Bar Fridge

1 x Tall Fridge

1 x Tall Freezer

1 x Metal Sink Unit

1 x Panini Machine

2 x 5 Tier Pantry Shelving Units

2 x Food Preparation Counters

FOR SALE AS A GOING CONCERN £29000.00

VIEWING 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.

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