

Ref: SD 2586

## **10 Year Lease - £15,000**

**Johnny Doughs, 24 Rhos Road, Rhos-On-Sea**



**Fully fitted and equipped pizza restaurant and takeaway.  
Available fully fitted and equipped.**

**£15,000 PER ANNUM**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## ACCOMMODATION

Fully fitted and equipped.

Extending to some 1,000 square feet or thereabouts.

WC

Rear access.

EPC Rating D, expiring 20/09/2025.

Lease term commencing 21/03/2022.

10 Year Lease.

Rental £15,000 per annum with 5 year rent review and a 5 year break clause.

Premium for fixtures and fittings £35,000.00

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. May 2024. 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.

**£15,000 PER ANNUM**