

Ref: SD 2595

## **Freehold Investment Property - £400,000**

**Premier House, 29 Lloyd Street, Llandudno**



**New to the market, a Freehold investment property with potential for a very high income comprising of a 2 bedroom apartment, 11 single offices on ground, first and second floors, all vacant and a let restaurant trading as Candles who have been in occupation for 28 years and paying a rent of £7,500 per annum plus insurance.**

**FREEHOLD £400,000**

**CALL US 01492 534881**

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## ACCOMMODATION

### CANDLES RESTAURANT

Business has been occupation for 28 years. This restaurant provides 30 covers, ladies / gents w.c. facilities fitted kitchen / prep room extending to 84m<sup>2</sup> – 914 square feet. Energy Performance Certificate expires on 26/05/2034. Rented at £7,500 per annum.

Ground Floor Hallway – 22'00" x 08'02"

Office 1 – 17'02" x 19'09" = 342 Square Feet  
Office 2 – 13'04" x 09'09" = 132 Square Feet  
Office 3 – 10'09" x 14'09" = 162 Square Feet  
Kitchen

#### First Floor

Office 4 – 13'06" x 09'02" = 125 Square Feet  
Office 5 – 13'04" x 12'00" = 162 Square Feet  
Office 6 – 15'03" x 11'06" = 177 Square Feet w.c / shower ensuite  
Office 7 – 14'07" x 19'02" = 282 Square Feet  
Separate w.c. with basin and shower

#### Second Floor

Office 8 – 13'8" x 16'2" = 223 Square Feet  
Office 9 – 11'4" x 15'2" = 173 Square Feet  
Office 10 – 13'3" x 10'2" = 135 Square Feet  
Office 11 – 13'3" x 9'2" = 122 Square Feet  
3 Piece Bathroom

Third Floor – Totally self-contained 2 bed apartment with fire escape at the rear.

#### Large Kitchen/Diner

Bedroom 1 – 14'3" x 9'10" = 130 Square Feet  
Bedroom 2 – 15'2" x 11'2" = 170 Square Feet

Lounge – 15'9" x 14'4" = 228 Square Feet

Bathroom – 3 Piece  
Separate W.C.

Viewing by appointment

FREEHOLD  
£400,000.00

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee

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