

Ref: SD 2606

## **Going Concern - £35,000**

**Y Den, 11 Lower Cardiff Road, Pwllheli**



**Superbly appointment indoor play facility with café included situated on two floors extending to over 2000 square feet per floor. Our clients business is a well established repeated business and is positioned in a prime position in the centre of Pwllheli with the job centre next door, opposite the rear of the Spar, Lidl and B and M.**

**PREMIUM  
PREMIUM £35,000**

**CALL US 01492 534881**

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

## Accommodation

This is an excellent opportunity to acquire a fully equipped as established Business As Going Concern.

Lease Dated 13/07/21 to 12/07/24, Present Rent £14,000 per annum, payable monthly. It is understood the Landlord is prepared to renew the Lease, subject to a rent review.

The ground floor area has a café with seating for approx. 40 people and a soft play area that is situated on ground and first floor. Disabled w.c.

First Floor Area comprises of a large function area with two smaller function rooms in total this floor has seating for approx. 50 people. This floor is regularly hired out for children's birthday parties.

Viewings by appointment only.

EPC has been arranged

PREMIUM

**£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. JULY 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.

**PREMIUM**

**PREMIUM £35,000**