

Ref: SD 2623

Riverside Cafe opportunity - £195,000

Tu Hwnt Ir Bont, Llanrwst,



**Unbelievable opportunity to acquire a stunning riverside café,
15th century Grade II listed building in the community of Llanrwst.
On Instagram @tuhwntirbont**

£195,000 PREMIUM

CALL US 01492 534881

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Originally built around the year 1480 as a farmhouse and residential dwelling, was later to be used as the local courthouse for many centuries. Eventually the building fell into dis-repair, however due to the generosity of the people in the town who paid for the renovations, the building survived the years. The National Trust acquired the property in the 1950's for its protection and made the decision to lease the property to locals in the town.

The lease owners then decided to transform this amazing vine covered cottage (which transforms in colour with the seasons) into a traditional Welsh tearoom for all to enjoy.

It has proved massively successful and has been drawing tourists from all over the World inside ever since.

It's even made the front covers of The Lonely Planet Wales Travel Guide, and the Beano comic!

Nowadays it is an award winning tearoom, family run business, and one of the must see attractions in the Eryri National Park.

The return business is unbelievable and many tour companies visit numerous times throughout the year, however our clients also turn numerous down. There is the potential to expand the business and increase the turnover.

Accommodation

Covers inside – 33 to 40 covers

Covers outside – 60 covers

Car Park holds circa 20 cars

The lease is a 25 year term from 25th March 2023 with a 5 year rent review.

Rent Year 1 - £8,750.00 per annum. VAT is payable on the rent.

Rent Review 5 yearly.

Landlords responsible for roof and external walls.

Profitable business.

Premium £195,000.00 to include detailed inventory

Viewing by appointment only please

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. JUNE 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.

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