

Ref: SD 2627

## **Restaurant for Sale - £125,000**

**30 Market Street, Abergele**



**Vacant takeaway restaurant situated in heart of Abergele in a fantastic location adjacent to the traffic lights in the town centre.**

**FREEHOLD**

**£125,000 FREEHOLD**

**CALL US 01492 534881**

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

## Accommodation

Ground floor takeaway – fitted kitchen extending to 27.54m<sup>2</sup> 300 square feet with w.c

1st Floor – Open plan restaurant area 21.96m<sup>2</sup> – circa 240 square feet

Access to

2nd Floor – living accommodation 3 piece bathroom, studio accommodation extending to some 221 square feet.

Energy performance certificate: B valid until November 2031.

**FREEHOLD: £125,000.00**

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. OCTOBER 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.

**FREEHOLD**

**£125,000 FREEHOLD**