

Ref: SD 2634

Beach Cafe Bar - £750,000

118 Glan-Y-Mor Road, Penrhyn Bay



A truly stunning Café/Bar/Bistro situated on a corner plot with amazing views over the sea, easy parking and a busy location. A very rare opportunity not to be missed, for sale as a going concern, all equipment owned by the business. EPC Rating C until 20/08/2034.

FREEHOLD
FREEHOLD £750,000

CALL US 01492 534881

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Accommodation

Ground Floor Restaurant Area

Extending to some 18'6 x 32,7 and 27'2 x 22 a total of circa 1200 square feet with circa 50 covers inside and 30 covers outside.

Tidy Bar Area.

Kitchen and Prep Room 22'2 x 16'8 and 19'4 x 10'2 extending to circa 530 square feet.

Disabled W.C. and Ladies/Gents W.C.

Outside detached Coffee Shop/ Ice-Cream Parlour.

Outside very generous rear plot, with 1 containers for storage, private lawned gardens.

Living Accommodation

Fitted out to a very high standard.

First floor with stunning views from most of the rooms.

L-Shaped Hallway 9'9 x 25'4 maximum.

Access to

Kitchen/Lounge 33'7 x 14'8 (488 square feet), with stunning views.

Sitting Room (rear) 12'8 x 15'3 (180 square feet) with sliding doors with access to rear outside and raised seating area.

Bedroom 1 (front) 15'3 x 15'5 (180 square feet)

Bedroom 2 (side) 12'7 X 9'11 (110 square feet)

Bedroom 3 (rear) 15'3 x 15'2 (225 square feet)

PRICE £750,000.00 FREEHOLD

VIEWING STRICTLY BY APPOINTMENT

Accounts will only be given after a viewing.

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. November 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

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