



**St. Davids  
Commercial**

**FREEHOLD**

Ref: SD 2645

## **Vacant Premises - £280,000**

**Mamma Rosa, 11 Mostyn Avenue**



**A vacant Italian Restaurant with living accommodation arranged over 3 floors.**

**OPTION TO LEASE OR PURCHASE**

**FREEHOLD £280,000**

**CALL US 01492 534881**

**St. Davids Commercial**

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**St Davids Property Management Ltd.**

Address as Above  
Co. Reg. No. 02625193



## Accommodation

### Ground Floor

30 covers – 17 x 32'8" (560 square feet)

From Hallway access to Bar area 11'3" x 8'1" leading to

Kitchen – 14'3" x 15'7" (224 square feet) – fully fitted

Prep Rooms/Store 14'3" x 33'2" (474 square feet)

Separate W.C.

Access to Rear yard with 3 wooden sheds and rear access.

Half Landing Ladies/Gents W.C.

Stock/Store Room - 16'2" x 15'3" (156 square feet)

L Shaped Dining Room – 22'5" x 16'6" (373 square feet) plus 15'8" x 15'3" (241 square feet) Total 614 square feet.  
30 Covers.

Store Room – 15'5" x 16'7" (258 square feet)

### Living Accommodation

Kitchen – 17 x 9'4" (160 square feet)

Bedroom 1 – 16'7" x 12'9" (215 square feet) with potential for ensuite.

Bedroom 2 – 14'9" x 12'2" (181 square feet) with ensuite shower room.

## OPTIONS OF

LEASEHOLD – Rent £20,000.00 per annum plus Premium £18,000.00 o.n.o.

FREEHOLD - £280,000.00

Viewing By Appointment.

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 up

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/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. December 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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