

Ref: SD 2648

## **Cafe - £50,000**

**56 Mostyn Street, Llandudno**



**Very busy prominent café situated adjacent to the HSBC banking hall.**

**PREMIUM**

**£50,000 PREMIUM**

**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 extending to 131.77m<sup>2</sup> – 1434 square feet.

Lower ground floor basement – 94m<sup>2</sup> – 1023 square feet.

In total covers inside and covers outside.

All equipment is leased.

Upstairs there are two self-contained producing £650.00 and £675.00 per month i.e £7,800 and £8,100 a total of £15,900 per annum. There is also a vacant club.

Total rental is £75,000 per annum (inclusive of the £15,900 net £59,100 and £1,000 payment for the alcohol licence).

7 year Lease from August 2020.

Viewing by appointment Only.

Accounts available after a viewing.

## PREMIUM

£50,000.00

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. January 2025. 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

**£50,000 PREMIUM**