

Ref: SD 2658

## **Fabulous Wine Bar/Restaurant - £900,000**

**Snooze Wine Bar/Restaurant, 3 Church Walks, Llandudno**



**Fabulous Wine Bar/Restaurant with 4 rooms above suitable for adults only. Boutique style with excellent owners accommodation, tapas style dining in a lovely environment and quality bar. Separate Private Dining Room for functions. Rooms are to a very high standard and provide an excellent income stream.**

**LONG LEASEHOLD  
FOR SALE £900,000**

**CALL US 01492 534881**

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

Accommodation

According to VOA website.

- accommodation extends on ground floor with kitchen to some 1219 square feet with office.

Private Dining area with side access – 480 square feet.

Kitchen

W.C.

4 Ensuite Boutique style bedrooms all in superb condition.

Awaiting EPC

Owners quality accommodation.

Very profitable accounts will only be given to interested parties after a viewing.

FOR SALE £900,000.00 ono

LONG LEASEHOLD

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. February 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.

**LONG LEASEHOLD**

**FOR SALE £900,000**