



**St. Davids
Commercial**

FOR SALE

Ref: SD 2799

Prime location seafront caf  / restaurant and ice cream hut -
 45,000

83 Rhos Promenade Rhos On Sea



Prime location seafront caf  / restaurant and ice cream hut

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PREMIUM
 45,000 PREMIUM

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
Address as Above
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ACCOMMODATION

Ground floor extends to some 1632 m circa 1800 sq. feet with kitchen

70 covers inside and 16 outside

Lower ground floor storage circa 300 sq. feet.

EPC D expires 5/4/2027

Assignment of existing lease from 21/05/2024 , a 7 year term (renewable)

Rental £25,000 per annum + insurance of £1200 per annum

Premium Price £45,000 to include equipment and fixtures

VIEWINGS BY APPOINTMENT ONLY.

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. September 2026. 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

£45,000 PREMIUM