



**SITUATION**

Occupying a prominent position just yards from the Pier and Beach close to the junction with Mostyn Street and near to the multiples and established traders of the town centre.

Llandudno is the principal commercial centre of North Wales and a major tourist attraction for holidaymakers, situated close to the A55 Expressway, 48 miles west of Chester and 23 miles east of Bangor

**PROPERTY**

An end of terrace property arranged as a **Ground and Lower Ground Floor Café / Tea-Room** with separate front access to **7 Self Contained Flats** above.

**VAT is payable in respect of this Lot.**

**TENURE**

**Leasehold for a term of 2000 years from 1919 at a ground rent of £13 pa.**

**ACCOMMODATION**

**Ground Floor Shop Café/ Tea Room (49 Covers)**

Gross Frontage	23' 6"
Net Frontage	16' 10"
Shop Depth	45' 6"
Built Depth	50' 2"
Café Area	Approx 660 sq ft
Kitchen Area	Approx 150 sq ft

**Lower Ground Floor**

Seating Area/	
Store/Kitchen Area	Approx 955 sq ft
Ladies/Gents WC's	

**First to Third Floors**

7 Flats (Not inspected)

**TENANCY**

The entire property is let on a full repairing and insuring lease to J A Holmes and G E Holmes as a cafe for a term of 10 years from 1st January 2007 at a current rent of **£43,000 per annum** exclusive.

**Rent Review January 2012**

**Note: The flats are all sub-let on AST's. It is believed the rents received total circa £25,000 per annum.**

**£43,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
Dawsons, 2 New Square, Lincolns Inn, London WC2A 3RZ  
Tel: 020 7421 4800. Ref: M Codd Esq

**FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE**  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £250 (including VAT) upon exchange of contracts