



East

21 Augusta Street, Llandudno, Conwy LL30 2AD

Tenure: Virtual Freehold

Price: £375,000

Ref: 96441

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Victorian seaside town of Llandudno
- Close to train station/attractions
- Ground floor restaurant premises (60)
- First floor function suite (36)
- One bedroom apartment & two studio flats
- Net sales year ended November 2024 £198,641

Location

The premises is located on Augusta Road, directly facing Llandudno train station and within walking distance of the town's main attractions. Llandudno is popular with tourists who enjoy its beaches, its Grade II* listed pier and the Great Orme and its tramway. The town has an array of independent shops, cafés and bars, and a selection of pastel coloured hotels line its promenade.

Visitors enjoy the Llandudno Victorian Extravaganza in early May and the various shows and performances staged at Venue Cymru all year round. Those preferring outdoor pursuits can easily access Snowdonia National Park.

Llandudno is served by junction 19 of the A55 North Wales Expressway. There is a good public transport system within the town with connections to the North Wales coast and Anglesey.

The Property

This mid-terrace property is set over four storeys and is of brick construction under a pitched slate roof. It comprises:



Trade Areas

GROUND FLOOR

Entrance hallway with RESTAURANT to the left. The restaurant has wooden floors with carpet to the bar area and an L-shaped BAR SERVERY with Altro nonslip flooring behind the bar and a wood/mirror back bar display. This trade area offers seating for 40 and is well appointed throughout. There is an additional SNUG AREA with wood flooring and fixed and loose seating for 20. Disabled access/staff WC.

Good sized KITCHEN with tile flooring and a good selection of catering equipment and appliances.

FIRST FLOOR

LADIES' and GENTLEMEN'S TOILETS.

FUNCTION ROOM with L-shaped BAR SERVERY, wooden flooring, a sash bay window and seating for 36. STOREROOM.



Letting Accommodation

SECOND FLOOR

STUDIO 1: KITCHENETTE, DOUBLE BEDROOM and separate SHOWER ROOM.

STUDIO 2: KITCHENETTE, large DOUBLE BEDROOM and spacious SHOWER ROOM.

THIRD FLOOR

Self-contained FLAT comprising LOUNGE, KITCHEN, DOUBLE BEDROOM and BATHROOM.





External

To the front of the property is an enclosed seating area with seating for 30. There is no parking.

The Business

East Restaurant trades as a Cantonese/Asian restaurant which serves both the local community and tourists visiting the area. Its first floor function suite is available for private parties.

The business's self-contained letting apartments are currently used as staff accommodation but are licensed for short-term holiday lets and could provide a new owner with an additional income stream. The business may also suit change of use, subject to the relevant planning permissions. Net sales for the year ended 30th November 2024 are £198,641. Full trading figures can be made available to serious parties upon request and with the consent of our client.



Tenure & Price

VIRTUAL FREEHOLD : £375,000 for a 125-year lease which commenced on 1st June 2011 with Mostyn Estates. Ground rent £3,300 per annum. To include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol.

Current opening hours:

Sunday – Thursday 5pm to 10pm

Friday 5pm - 11pm

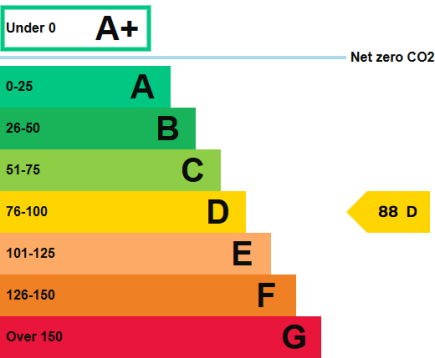
Saturday – 12 noon to 2pm and 5pm to 11pm

Services

All mains services are connected.

Rateable Value: £7,800 from 1st April 2026. The business is subject to Small Business Rate Relief.

Local Authority: Conwy Borough Council.



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Business Mortgages

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Utility Helpline

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