



## The Square, Corwen LL21 0DE £125,000

Welcome to this charming property located on London Road in the picturesque town of Corwen. This commercial property offers a fantastic opportunity for those looking to establish their business in a central location. The versatile layout allows for various business setups, making it ideal for a range of ventures. Currently used by a hair dressing business there are two rooms on the ground floor both currently set for the salons needs. To the lower ground floor is a store room and a treatment room with access to the rear of the building. Above the shop premises is one bedroom flat with kitchen, shower room and attic. Situated in the heart of Corwen, this property benefits from high foot traffic and excellent visibility, ensuring that your business will attract plenty of attention. The vibrant local community and bustling atmosphere make this location perfect for a thriving business. Don't miss out on the chance to make this property your own and take your business to new heights. Contact us today to arrange a viewing and discover the possibilities that this property on London Road has to offer.

- COMMERCIAL PROPERTY WITH ACCOMODATION ABOVE
- CURRENTLY USED AS A HAIR SALON
- BASEMENT
- INVESTMENT OPPORTUNITY
- CENTRAL LOCATION WITHIN CORWEN



## Entrance Hall

Doors to shop and inner hall.

## Salon

Shop window to front, vinyl flooring. Currently set for use as a hair dressing salon. Door to back room, door to staircase down to basement with doors to store room and treatment room.

## Back Room

Tiled floor, window to rear, two sinks in a base unit, storage cupboard, boiler.

## Treatment Room

Carpeted flooring, currently used for sun beds/treatment room, window to rear, external door to rear, storage cupboard.

## Store Room

Useful storage area with lighting.

## Inner Hall

Stairs to first floor, door to back room.

## Flat above shop

First floor landing with carpet, doors to kitchen and living area, stairs to attic.

## Kitchen

Base and wall units complementary worktops, stainless sink drainer, space for cooker, tiled splashback, vinyl floor, window to rear, door to shower room.

## Shower Room

With shower enclosure, wc, sink, vinyl flooring, window to rear.

## Bedroom/Living Area

Carpet, fireplace, understairs cupboard.

## Attic

Timber flooring, skylight window.

## IMPORTANT INFORMATION

Current rateable value (1 April 2023 to present) £3,150

\*Key facts interactive report link available in video tour and brochure sections. \*

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



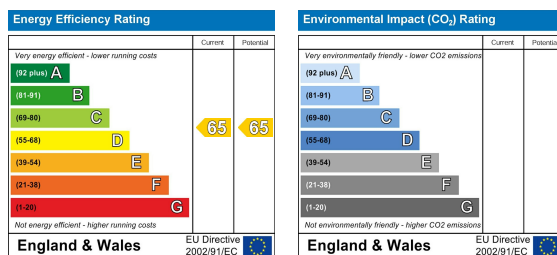
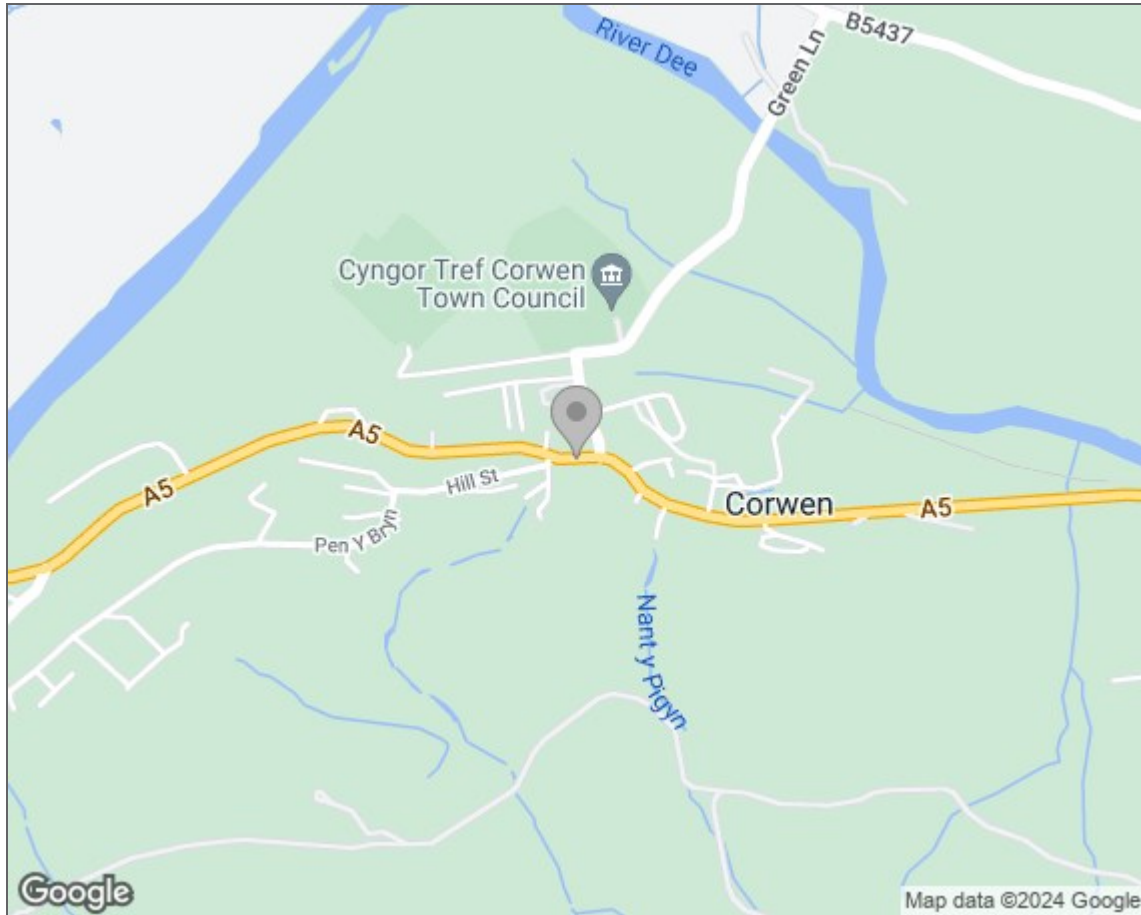




**MONOPOLY**  
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407  
wrexham@monopolybuysellrent.co.uk  
www.monopolybuysellrent.co.uk





#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

