

## 30 Market Street, Abergele, Conwy, LL22

£130,000

0 1 1

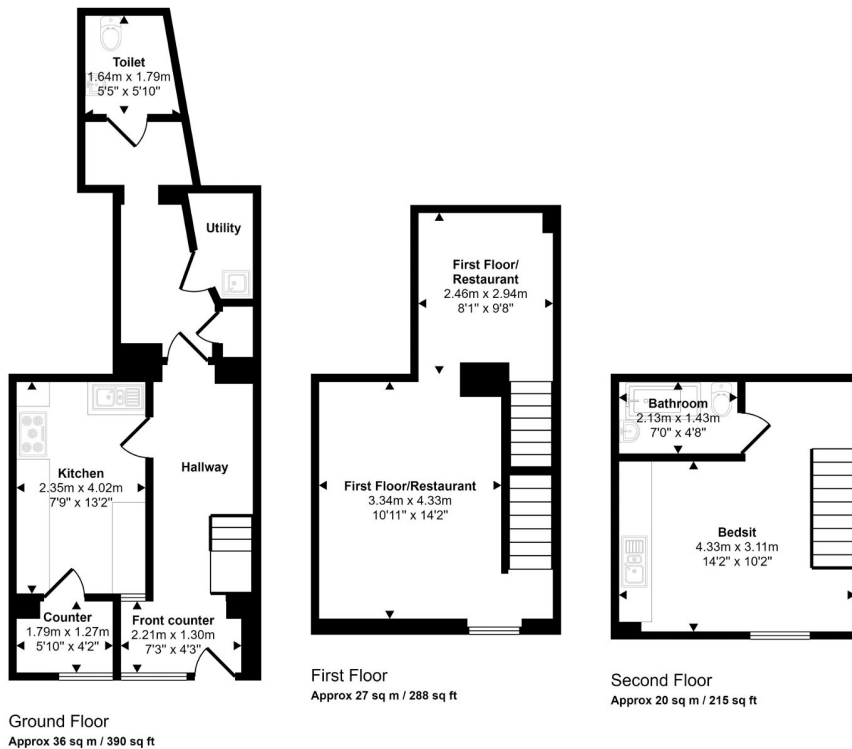


Selling by the 'modern method' of auction standing in a prime high street location, in the busy former 'Market town' of Abergele. It's sale offers an ideal investment, currently being utilized as a takeaway, with restaurant above and studio on the second floor accessed via the restaurant. Its former use was as a busy cafe. The premises stands in a popular village high street, with footfall from the local Schools and businesses. The popular local towns of Rhyl, Colwyn Bay and Towyn are within 5 miles and the property is situated on the main bus route. Please ask for further details and viewings can be arranged to suit.

## Key Features

- For Sale by Modern Auction – T & C's apply
- Great investment potential
- Studio living with separate bathroom
- Restaurant area
- Council Tax - TBC
- Subject to Reserve Price
- The Modern Method of Auction
- Buyers fees apply
- Customer toilets to the rear
- EPC - B Tenure - Freehold

Approx Gross Internal Area  
83 sq m / 893 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.