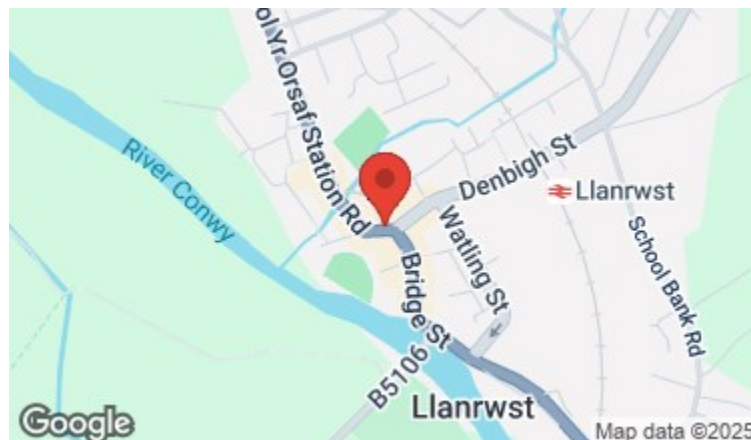




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Nelson House, Water Street, Abergelle, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



10/11 The Mews, Llanrwst, LL26 0LB

Informal tender £40,000



Tenure

Leasehold. Remainder of a 200 year lease from 1986.

Business Rates

The property benefits business rate relief.

Description

Two Units. A great opportunity to acquire these two units within the town centre. The units are currently opened into one and could easily be converted back into two if needed. The premises is currently run as an established barbers shop having been in the same place for circa 40 years.

The property is located in the "The Mews" just off the main square in the town centre which is gated. It is an understanding within The Mews occupiers that the last shop to close of an evening would lock the gates providing security to the area.

The units do not have WC, however there is a communal WC within The Mews and each unit holds a key.

Each of the units has it's own access onto The Mews.

Services

None of the services have been tested by the selling agents, however it was noted that mains water is connected. Mains electricity via a coin operated meter.

Unit 10

12'11" x 9'5" (3.96m x 2.88m)

Unit 11

10'10" x 9'5" (3.31m x 2.88m)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

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Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.