



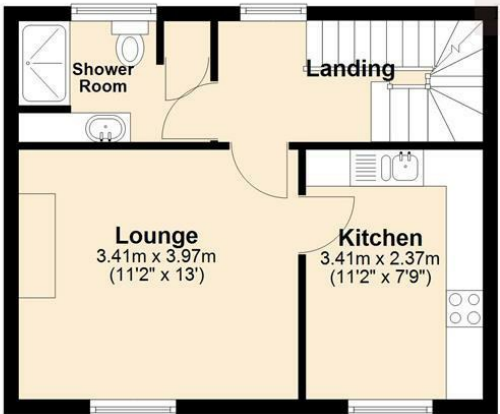
Ground Floor

Approx. 28.2 sq. metres (303.9 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Second Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Total area: approx. 93.9 sq. metres (1011.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-10) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 Watling Street, Llanrwst, LL26 oLS £149,500



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Tenure
Freehold.

Business Rates
Rateable Value £4,250.00 with effect from 1st April 2023 to present (18.07.2025)

Property Description
A great opportunity to acquire this established hair salon in a prominent location with the centre of this historic market town.

The property has previously had a maisonette upstairs which has since been used as treatment rooms for the salon, however the fully fitted kitchen and shower room still remain and a new owner could apply for planning to change the use of the first and second floor back into a maisonette. This would be ideal as living accommodation for the shop.

Y Siswrn (The Scissors) has been trading since 2015 and accounts are available to view for serious buyers and at the vendors discretion. The current owner has collected a vast client base.

The ground floor is double fronted with a large window display area to the front right and smaller window to the left hand side.

The shop is well appointed with a good size salon which is divided by an archway, reception area, kitchenette and WC.

A doorway from the shop which leads to a staircase to the first floor landing where you will find a bathroom, kitchen, lounge and stairs to the second floor with three further rooms.

The property has undergone a scheme of works over recent years including the levelling of floors, installation of fire doors.

Services
It is believed the property is connected to mains gas,

electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Salon No: One
15'7" x 12'1" (4.77m x 3.69m)

Salon No: Two
15'7" x 6'10" (4.77m x 2.10m)

Kitchenette

WC

First Floor

Treatment Room
13'0" x 11'2" (3.97m x 3.41m)

Kitchen
11'2" x 7'9" (3.41m x 2.37m)

Shower Room

Second Floor

Room No: One
14'5" x 8'6" (4.41m x 2.61m)

Room No: Two
11'5" x 9'6" (3.48m x 2.91m)

Room No: Three
8'7" x 7'2" (2.62m x 2.20m)

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, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
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.

