

Wingetts

More than just estate agents



7 Oak Street, Llangollen, LL20 8NR

Price £189,950

A rare opportunity to purchase a Commercial premises with living space, situated in prime location within the busy tourist town of Llangollen. The property has been formerly used for both retail and catering, with garden to rear and outside W.C. Large basement and one bedroom apartment arranged over two floors. Located on Oak Street, amongst a variety of shops/eateries, the property offers versatile use. NO CHAIN

Location

Situated on Oak Street which is central to the busy tourist town of Llangollen, renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc.

Ground Floor 14'0" x 12'11" shop & 11'10" x 12'2" kitchen area (4.29 x 3.95 shop & 3.61 x 3.72 kitchen area)

Entrance door with decorative glazed panels and glazed panel above opens into shop front with large window to front and sash window to rear, stainless steel sink unit and counter.

Rear hallway has external door to garden and door opening to cellar.

Cellar 10'5" x 11'8" (3.20 x 3.56)

Large cellar room with lighting and power, window and mains electric control panel.

First Floor

Stairs lead from the shop front to the first floor with ornamental door and window to rear, exposed wood flooring throughout and doors off to:-

Bathroom

Bath with shower over, w.c, wash hand basin, sash window to rear, wall mounted "Worcester" combi boiler, part tiled walls and radiator.

Open Plan Lounge/Kitchen lounge 11'9" x 12'11" & kitchen 6'9" x 12'11" (lounge 3.59 x 3.95 & kitchen 2.08 x 3.95)

Kitchen are with built in units, stainless steel sink unit with mixer tap, electric hob with oven below, extractor.

Lounge area with sash window to front, two radiators and stairs rising to the second floor.

Second Floor 15'1" x 11'10" (4.60 x 3.63)

Stairs from the lounge lead to the second floor bedroom with beams, storage to eaves, velux window with views towards Castell Dinas Bran and radiator.

Outside

To the rear is a good sized enclosed garden with gated access to rear alley and outdoor w.c.

EPC

Commercial EPC Rating E (121)

<https://find-energy-certificate.service.gov.uk/energy-certificate/2730-3780-8975-6288-4341>

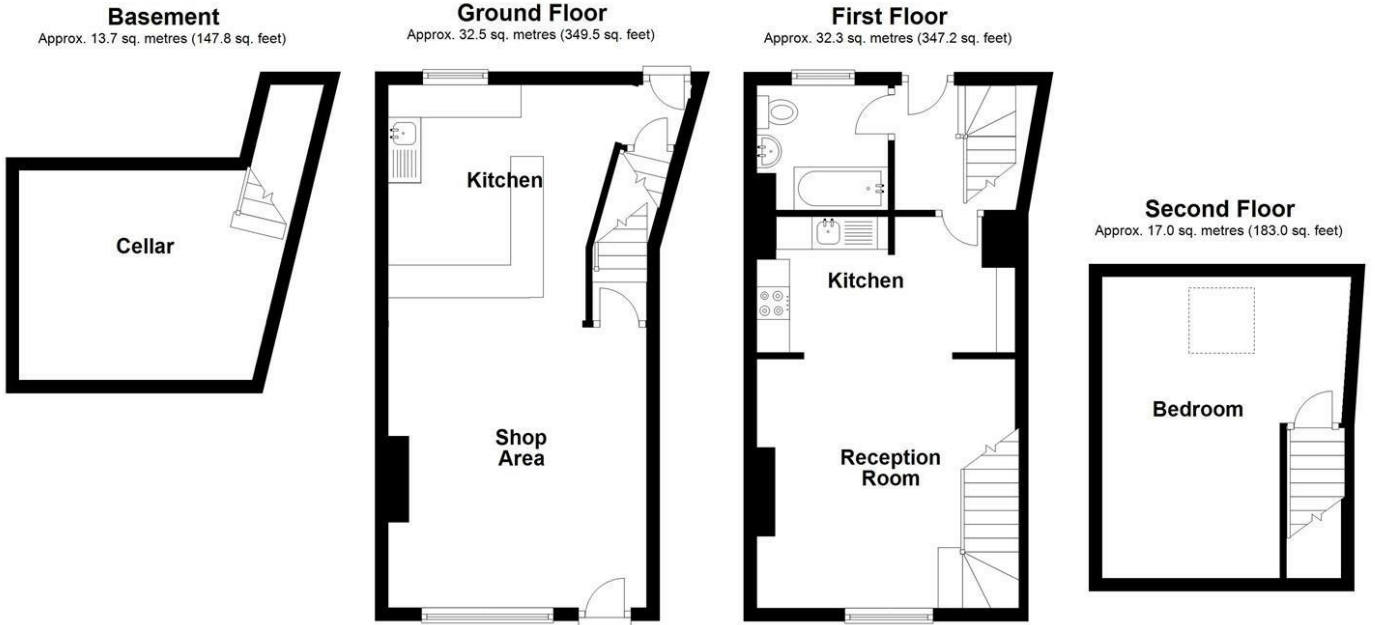
Rates

Business rates dependant on use - see Denbighshire County Council (may benefit from rate relief)

Apartment Band A - Denbighshire Council Council



Floor Plan



Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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