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# Wingetts

More than just estate agents

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**10 Chapel Street, Llangollen, LL20 8NN**

**Price £280,000**

A Rare opportunity to acquire a substantial Commercial & Residential building located on Chapel Street & Oak Street in the centre of the busy tourist town of Llangollen. Offering two commercial units and 3 residential apartments. Passer's buy Antique shop, Victoria House shop, Victoria House, Flat 1, 10 Chapel Street, Flat 1 Victoria House. Commercial units will be vacant possession. All apartments will be sold with contract holders in occupation.

### Location

Fronting both Chapel Street and Oak Street. The Historic riverside town of Llangollen offers an excellent range of restaurants, bars boutique style shops and outdoor activity centres. The day to day amenities include both Primary and Secondary schools, Health Centre, Dentists, supermarkets and a frequent bus service that operates to the neighbouring towns.

### Passers Buy Antique Shop, 8-10 Chapel Street LL20

Situated on the corner of both Chapel Street and Oak Street

Vacant possession - potential rental income of £600/700 pcm

EPC - TBC

Gas Safety - Fire only, available

Comprising ground floor shop with double front to Chapel Street and Oak Street

Trap door access to cellar

Dual access doors to rear storeroom with built in display/storage cupboard

W.C

Access door to entrance hall of First Floor Apartment

Currently, access to under stairs of Victoria House is possible from Passers Buy, with trap door and steps access to cellar.

### Services

Electric - Yorkshire Gas & Power - smart meter in W.C

Gas - British Gas - smart meter in shop

Alarm system with audible intruder alarm - on maintenance contract with Barlows.

### Shop, Victoria House LL20 8NR

Vacant possession - potential rental income CIRCA £200.00 pcm

No Gas

One plug socket - which is connected to Passers Buy

Comprising lock up shop with access door to Apartment 1, Victoria house.

### Apartment, 10 Chapel Street LL20 8NN

Contract Holder - £390.00 pcm

EPC - D (58)

EICR - Available

Gas Cert - Available

Comprising ground floor entrance hall with access door to rear store of Passers Buy.

Staircase to first floor landing

Lounge; 2 bedrooms, kitchen and bathroom

### Apartment, Victoria House, Oak Street LL20 8NR

Contract Holder - £625.00 pcm

EPC - D (57)

EICR - Available

Gas Cert - Available

Comprising entrance hall with access to under stairs (currently not used)

Arranged over two floors with the first floor having kitchen: dining room: lounge: bedroom three. The second floor has two further bedrooms.

### Apartment, Flat 1 Victoria House, LL20 8NR

Accessed from Chapel Street Square

Contract Holder - £400.00 pcm

EPC - D (58)

EICR - Available

Gas Cert - Available

Comprising kitchen: lounge, en-suite bedroom

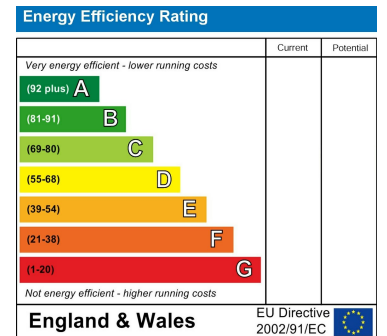
Outside - covered storage area yard

# Floor Plan

## Area Map



## Energy Efficiency Graph



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