



Bys a Bawd Denbigh Street

Llanrwst LL26 0LL

£395,000

A substantial, prominently situated town centre retail premises together with two self contained apartments serviced office/meeting rooms and rear courtyard. Successful long established business.

Fersiwn cymraeg ar gael.

For sale due to retirement - A long established independent Welsh Book Shop and Stationery outlet with tremendous potential for further growth and income generation. Large ground floor shop premises with glazed frontage onto busy street, rear independent access to self contained meeting rooms/ offices with kitchen & W.C facilities. Large 2 bed maisonette and separate 1 bed apartment.

Renovated and refurbished in recent years providing superb well maintained accommodation. Viewing Highly Recommended.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





Location

Centrally located in a prime shopping area within the town centre. Llanrwst is a traditional and historic market town located in the beautiful Conwy Valley with a range of everyday shops and services. Betws y Coed 4 miles, Llandudno 14 miles.

Ground Floor Shop Premises:
Central heating provided.

Front Retail Area:
37'4" m x 15'5" (11.4 m x 4.7m)

Rear Retail Area:
17'8" x 13'8" and 13'1" x 15'1" (5.4m x 4.17m
and 4m x 4.6m)

Stairs up to small store area:

Small Store Area:
12'3" x 6'6" (3.75m x 2m)
Built in store cupboard.

Door and Steps to:

Meeting Room/Office:
26'0" x 22'8" (7.93m x 6.91m)
uPVC double glazed windows to rear; large built
in storage cupboard.



Rear Kitchen (Including W.C):
12'9" x 10'9" (3.91m x 3.3m)
Door to rear providing separate independent access.

Kitchen: Base cupboards and sink.

W.C: Low level cistern W.C; wash hand basin - suitable for wheelchair use.

From Rear Retail Area

Door and access to:

Kitchen:

16'4" x 9'10" (5m x 3m)

Modern base and wall cupboards; sink; uPVC double glazed window & door to rear courtyard.

Door and Steps to:

Office:

19'0" x 6'6" extending to 9'6" (5.8m x 2m extending to 2.9m)

Separate uPVC double glazed door for independent rear access; central heating boiler.

External Purpose Built Steel Staircase:

Providing access to:

Spacious Self Contained 2 Bedroom

Maisonette:

Reception Hallway:

Radiators; uPVC double glazed window to front.

Dining Kitchen:

12'4" x 15'5" (3.76m x 4.71m)

Fitted base and wall units with complimentary worktops; peninsular base units.

Dining Area: uPVC double glazed windows to front.

Lounge:

18'7" x 15'5" (5.67m x 4.72m)

Fireplace surround; 2 radiators uPVC window to front.

Bathroom:

Corner bath; W.C; bidet; vanity wash basin; built in cupboard with boiler.

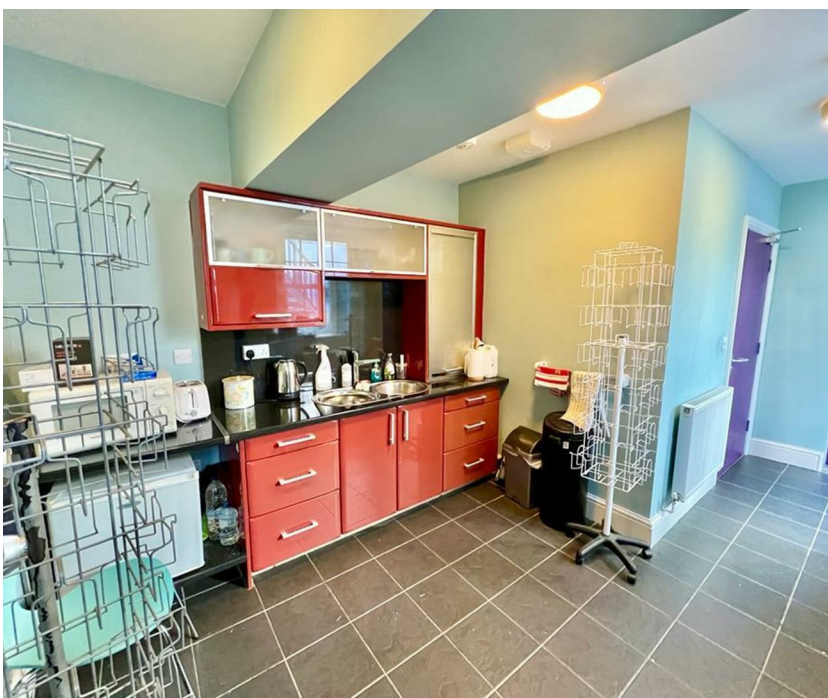
Stairs From Inner Hallway To:

Second floor spacious landing:

Second Floor Spacious Landing:

11'8" x 15'3" (3.58m x 4.65m)

uPVC double glazed window to front; built in store cupboard.



Bedroom 1:

10'2" x 16'4" (3.11m x 5m)

Built in wardrobe & storage.

Bedroom 2:

13'1" x 12'9" (4m x 3.9m)

Apartment 2:

From courtyard - uPVC double glazed door and internal staircase leads to first floor small landing area.

Open Plan Lounge & Dining Kitchen:

22'0" x 13'6" (6.73m x 4.13m)

Living Area - Velux double glazed window, double panel radiator, TV point.

Dining Kitchen - Fitted base of wall units with worktops over, single drainer sink, plumbing for automatic washing machine, space for fridge, wall shelving, tiling, electric cooker point & canopy extractor above. Built in broom cupboard.

Shower Room:

5'9" x 7'3" (1.77m x 2.21m)

Shower enclosure, wash basin and W.C, chrome towel rail, fully tiled walls and extractor fan.

Bedroom 1:

12'2" x 11'0" (3.73m x 3.36m)

Double panelled radiator, uPVC double glazed windows & velux. Access to roof space.

Services:

Mains water, electricity, drainage and gas to all areas.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Agents Note:

The apartments are currently let for short term occupancy (6 or 12 months) and rent payable on monthly basis. Vacant possession will be available should buyer wish to live on site.

The business is long established and available as part of the sale - The sale price is for the business premises together with fixtures and majority fittings. Stock available at valuation.

Proof Of Funds


In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill,





credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



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	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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