



9 Gate Mews Ancaster Square

Llanrwst LL26 0LB

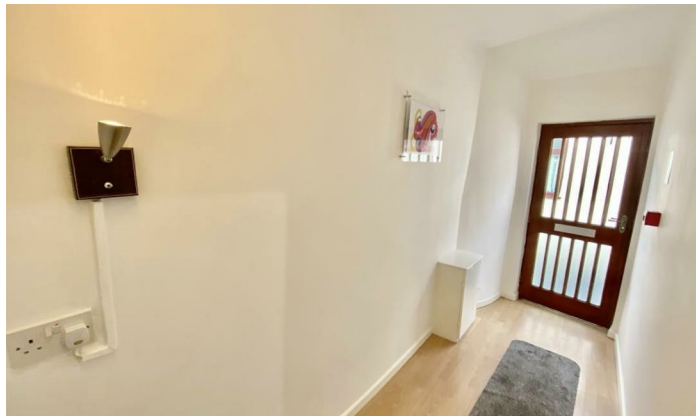
£25,000

A well maintained lock up unit ideally located within a small mews development in the town centre.

Lock up unit which would be an ideal small shop office or treatment room in a highly convenient and secure location.

Offering approx 14.04m². Internal area including entrance passage.

Communal use of toilet facilities. Gated development providing secure location.



Tel: 01492 642551

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

Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

9 Gate Mews:

15'7" x 9'8" (4.76m x 2.95m)

Entrance and shop/office room. Partition wall could be removed to provide one single room if required. uPVC double glazed window to front.

Services:

Mains water, electricity. Shared communal W.C facilities.

Llanrwst

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Tenure:

Leasehold 200 years but also 1/15 share ownership of freehold.

Business Rates:

Conwy County Borough Council

Directions:

Located just off Ancaster Square in the town centre opposite the former HSBC bank.


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.

EPC:

Current Rating E. Please ask for full report.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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

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