



**41-43 Market Street, Abergele, Conwy,
LL22 7AF**

£285,000

Tenure - Freehold

Market Street, Abergele Flat & Shop

A well established and good sized freehold building, situated in a prime location within Abergele's main high street, sitting on the bus routes between Llandudno and Rhyl. Offered for sale is the multi use, freehold premises (currently a hair salon), adjoining fast food outlet and the extensive first floor office space, which spans the full width of both ground floor premises. The property also benefits a garden area to the rear.



Main Shop (Salon)

Accommodation

A glazed door with large glazed windows adjacent, opens onto the main shop floor.

Shop floor

20'4" x 16'4" max (6.20m x 4.98m max)
With fully tiled floor, reception area and radiators.

Open Plan Room

8'2" x 7'2" (2.5 x 2.2)

Rear Room

17'8" x 13'5" max (5.4 x 4.1 max)
With radiator, two double glazed windows to the side and store room off.

Staff Room

9'10" x 3'11" (3.0 x 1.2)
With worktop surfaces and power points

Kitchen Area

11'5" x 3'11" (3.5 x 1.2)
With gas fired central heating boiler, sink with taps and base units beneath, double radiator, double glazed windows to the side and double glaze door opening onto the pathway, which in turn leads to the lawned garden.

WC

6'0" x 3'7" (1.83 x 1.1)
Comprising of a wash hand basin, toilet and two double glazed windows.

Door to First Floor Accommodation

Hallway with stairs off

Landing

23'7" x 5'10" (7.2 x 1.8)
With loft access hatch and double glazed window to the rear.



Room 1

15'1" x 11'5" (4.6 x 3.5)

With double radiator and sealed double glazed hardwood sliding sash window to the front. Door into additional room

Room 2

12'4" x 11'5" (3.76 x 3.5)

With double radiator and sealed double glazed hardwood sliding sash window to the front.

Room 3

8'0" x 8'5" (2.46 x 2.57)

With radiator and double glazed window to the rear.

Room 4

15'5" x 12'1" (4.7 x 3.7)

With double radiator and sealed double glazed hardwood sliding sash window to the front.

Steps Down To Additional Landing

Kitchen

12'8" x 9'10" (3.87 x 3.0)

Fitted with worktop surfaces, base units beneath, double wall unit above, single drainer sink, extractor fan double radiator and double glazed window to the side.

WC

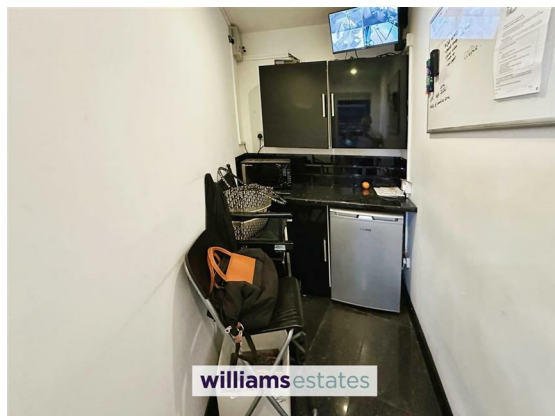
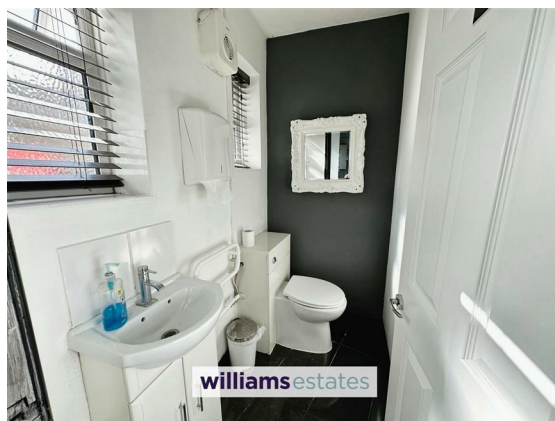
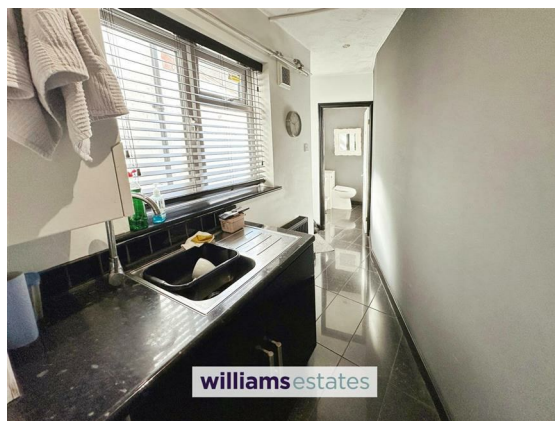
Comprising of a wash hand basin, toilet, and double glazed Velux window.

Takeaway


An established fast food takeaway, with main floor and serving counter, kitchen/preparation area and WC.

Garden

Good size enclosed lawned garden.



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 		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.