



STERLING

ESTATE AGENTS & VALUERS



4 Central Buildings, Penmaenmawr, North Wales LL34 6AD

£55,000

Located in the centre of the village under a Victoria arcade, a VACANT SHOP PREMISES with vacant possession and FREEHOLD. The shop has been trading in Antiques and Collectables and although offered for sale vacant the current antique stock can be purchased at valuation if required. The shop has a large glass display window and upstairs is a large SALES ROOM and WASHROOM. Awaiting EPC CB7681



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Large Shop Premises

12'5" x 11'9" (3.8 x 3.6)

Raised display plinth in window, delft rack, under stairs cupboard

First Floor

Sales Room/Store/Office

16'0" x 12'1" (4.9 x 3.7)

Wash Room

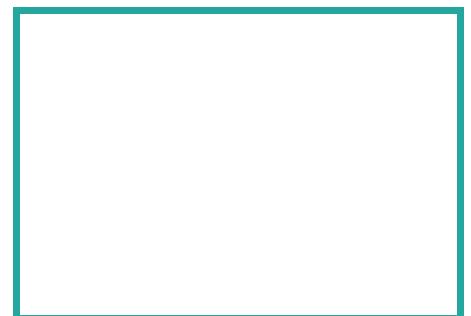
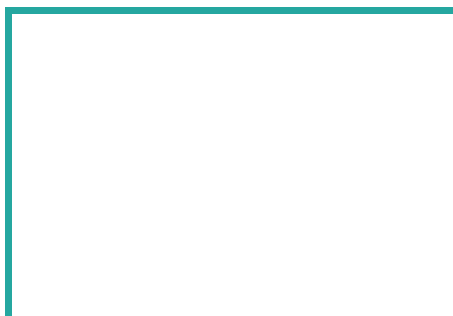
W.C and wash hand basin

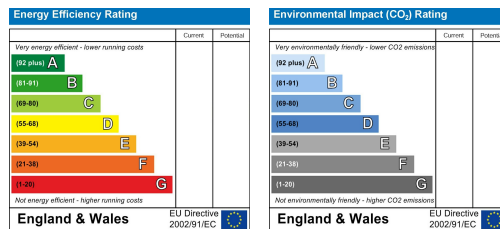
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477
 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477**
 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call.

This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk
 These sites could well find a buyer for your own home.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002