



14-16 Bridge Street, Llangollen

Guide Price £415,000

PRIME HISTORIC INVESTMENT PROPERTY WITH TWO RETAIL UNITS AND EIGHT GUEST BEDROOMS.

Occupying a prime location close to the heart of this bustling tourist town 14-16 Bridge Street is a well maintained Grade II listed commercial property. The accommodation currently provides for two retail shop units as well as eight stylish guest bedrooms situated to the upper floors. There is a laundry room, two cellar storage areas and vehicular access leading to parking at the rear. In summary, this appealing, well maintained freehold investment property will appeal to investors or those looking to continue/potentially adapt the current layout. Vacant possession will be given on completion. All enquiries are through the Sole Selling Agents Hart & Co 01244 4035477 or info@hartagents.com.



LOCATION

Situated close to the heart of this thriving historic tourist town, Llangollen has become a very sought after destination. Home of the famous annual Eisteddfod as well as lying close to an area of outstanding natural beauty which includes the Berwyn Mountain Range, Dee Valley and Dinas Bran Castle. Llangollen has become synonymous with outdoor pursuits as well as the Shropshire Union Canal and the Pontcysyllte Aqueduct which is a World Heritage site.

DIRECTIONS

For sat nav key in LL20 8PF.

On entering Llangollen from the A539 turn left over the bridge on to Castle Street. Take the first left on to Bridge Street where the property will be found after a short distance on the right hand side.

CURRENT USE

The Business currently trades as two ground floor retail units (combined into one) which both have separate street access and could easily be returned to two separate shops. Also to the ground floor is a laundry and side access giving way to the upper floors which are divided into eight stylish guest bedrooms which could be continued to run on the same basis or adapted to suit.

ACCOMMODATION WITH APPROXIMATE ROOM SIZES

Door to side leading to Entrance Hall.

LAUNDRY ROOM

13'3" x 13'5" (max)

Fitted with racks and shelving, plumbing for washing machine, space for tumble dryer.

Gas fired central heating boiler.

RETAIL SHOP - UNIT 1

14'9" x 14'4" (max) (approximately 215 sq ft)

Double fronted window displays, centrally situated door, exposed timber and quarry tiled flooring.

Inglenook display niche.

RETAIL SHOP - UNIT 2

20'10" (max) x 15'1" (314 sq ft approx)

Display window, timber entrance door, slate slab flooring, Inglenook display niche, beamed walls and ceilings.

To the rear there is a WC and wash basin.

CELLARS/STORAGE

Cellar One

12'9" X 10'7"

Cellar Two

11' x 7'5"

Both with light and power.

GUEST BEDROOMS

Guest bedrooms are located on all three floors with one bedroom situated on the ground floor and seven further bedrooms lying to the first and second floors. Seven of these bedrooms have en suite facilities. All the rooms are presented and appointed to a stylish standard echoing the character and original features throughout this appealing property.

EXTERNAL

Shared vehicle access lies to side with access to 2/3 parking spaces to the rear.

VIEWING

Viewing is strictly by appointment through the Sole Selling Agents Hart & Co 01244 403547.

Under no circumstances must a direct approach be made to our clients or any of the staff employed within the Business.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

SOUGHTON HOUSE, 2 NICHOLAS STREET MEWS,
CHESTER CH1 2NS.
TELEPHONE: 01244 403 547.

www.hartagents.com