

williams estates



|, Pethau Tlws, Meirion House, The Square, Corwen, Denbighshire, LL21

£50,000



EPC - null

Council Tax Band -

Tenure - Freehold

The Square, Corwen

0 Bedrooms - Shop

An opportunity to own a freehold corner shop space in the bustling heart of Corwen Town. This prime location offers generous shop space, dry storage space, basement store and a W.C - Don't miss this remarkable opportunity!

Tenure- Freehold, Council Tax Band- N/A, EPC Rating- C-57



Description

The business is currently operated as a local gift shop which has two spacious front rooms and two further rooms in the cellar hosting excellent storage space.

Accommodation

Timber door leads into

Shop Floor One

13'7" x 13'5" (4.14 x 4.09)

Compact and inviting, this small shop front boasts a single glazed window to the front, perfect for showcasing your unique offerings.

Shop Floor Two

9'10" x 10'5" (3.00 x 3.18 (2.99 x 3.17))

Ascending the steps to the rear room, you'll find a side-facing single glazed window and a staircase leading down to the cellar.

Cellar

11'11" x 12'2" (3.63 x 3.71)

Spacious room for storage and a doorway leading through to

Cellar Store Room

13'9" x 12'0" (4.19 x 3.66)

Generously spacious cellar store room with low ceilings, perfect for storing your belongings. This versatile space offers ample room for organization.

W.C

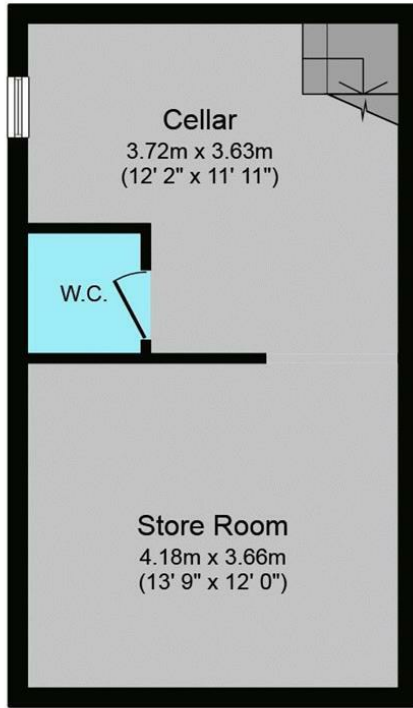
Low flush W.C

Directions

From the Ruthin office, continue on Corwen Road (A494) for over 10 miles, at the junction, turn right and continue on A494, at the traffic lights, turn left on to the A5 to the direction of 'Llangollen' follow the road in to Corwen Town, your destination will be located on the left side of the road, opposite to the Post Office.







Cellar

Floor area 31.3 sq.m. (336 sq.ft.) approx



Ground Floor

Floor area 31.3 sq.m. (337 sq.ft.) approx

Total floor area 62.5 sq.m. (673 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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	

Call us on
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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.