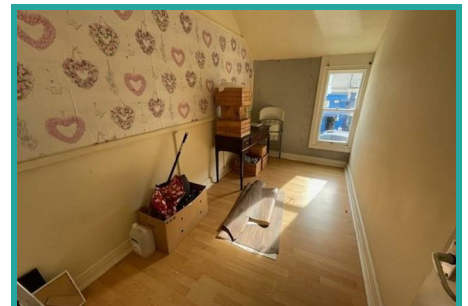
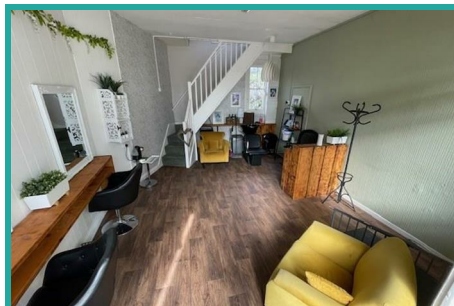
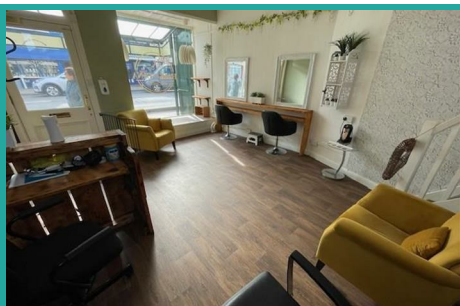




## **No 1 Central Buildings, Penmaenmawr, North Wales LL34 6AD**

**£59,500**

The central shopping area of Penmaenmawr is known as Pant yr Afon. The centre was developed in 1870 and are sheltered by a Victorian arcade with glass roof. No 1 has been used as a Hairdressing Salon and comprises a DOUBLE FRONTED SHOP with 2 ROOMS UPSTAIRS, KITCHEN AREA and W.C. Outside there is a useful double aspect SALES KIOSK. FREEHOLD & VACANT POSSESSION. Commercial EPC Rating 95D Ref CB7680



### Double Fronted Shop

17'0" x 13'9" (5.2 x 4.2)

Raised window display plinth, wash basin, electric hot water boiler

### First Floor

#### Landing Area

Stainless steel sink unit, wall cupboard, Separate w.c

#### Room 1

12'5" x 6'2" (3.8 x 1.9)

#### Room 2

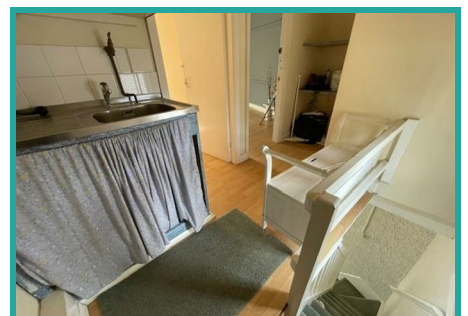
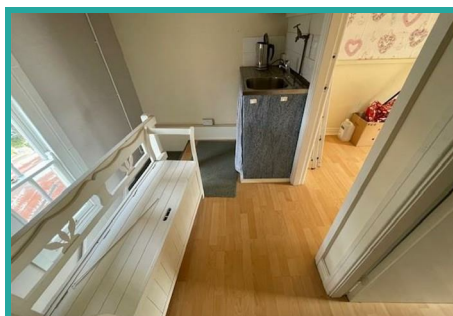
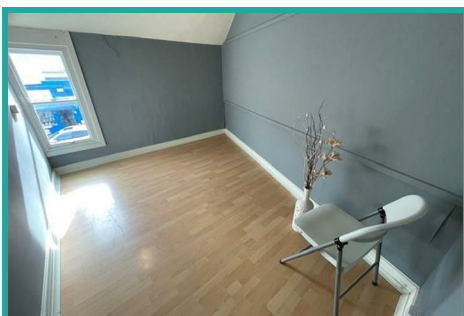
12'9" x 9'6" (3.9 x 2.9)

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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