



EVERARD ROAD, RHOS ON SEA, LL28

OFFERS OVER £450,000



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Blue Turtle Property are delighted to offer for sale an exceptional opportunity to acquire a substantial mixed-use property in the heart of a thriving and highly sought-after seaside resort. Comprising a well-established ground floor public house with two self-contained residential apartments above, this versatile property offers excellent investment potential, owner-occupier opportunities, or further development potential (subject to any necessary consents). Planning permission has been granted for the change of use from ground floor drinking establishment to apartment and retail unit, construction of extension and external alterations to the rear and side elevations. Drawings are available upon request.

To the ground floor is a fully equipped, fully operational and profit-generating bar with a spacious customer seating area, separate male and female WC facilities, and a generous storage room. The premises are presented in good order and offer an excellent turnkey opportunity for a purchaser seeking an established and successful licensed business.





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The first floor offers deceptively spacious accommodation with separate access, including lounge/ dining room, kitchen, shower room, utility area and master bedroom. While the top floor provides a generous two-bedroom apartment along with spacious lounge and kitchen/ breakfast room. Both benefit from outdoor decked seating areas enjoying breath-taking coastal views to the rear, complemented by a balcony to the front. Offering a unique combination of commercial and residential accommodation in a prime coastal location, this is a rare opportunity with significant lifestyle and investment appeal. Drawings are available for potential conversion, please contact Blue Turtle Property for further information.

Location: Rhos On Sea. Completing this exceptional opportunity are the stunning coastal views enjoyed from the upper floors and the property's enviable location within easy walking distance of the beach, local amenities and everything Rhos-on-Sea has to offer. Whether you're looking to continue a successful business, expand your investment portfolio, or benefit from multiple income streams, this outstanding property presents an opportunity that rarely becomes available.

Tenure- Freehold



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Ground Floor

10.24m x 5.69m

Bar Area

The property benefits from a fully equipped commercial bar, complete with professional fixtures, fittings and equipment, providing an excellent turnkey opportunity for a new owner to commence trading with minimal additional investment.

Seating Area

The bar benefits from a stylish and versatile seating area, providing comfortable and welcoming seating for guests in an inviting setting. The layout is well suited to both everyday trade and private functions, spotlights to ceiling, doors to front and side aspects, stairs lead up to accommodation.

W.C's

The premises benefit from well-maintained male and female toilet facilities, conveniently located to serve the customer seating areas.

Storage Room

The property benefits from a substantial storage room, offering excellent ancillary space for stock management, equipment storage and general business operations.



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External Access- First Floor Apartment

Kitchen 2.84m x 1.49m

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral oven with four ring hob, plumbing for washing machine, tiled walls, wall mounted gas central heating boiler, obscure glass window to rear aspect, door giving access to rear.

Inner Hall

Shower Room 1.96m x 1.49m

Shower enclosure, pedestal wash hand basin, low level flush w.c, radiator, tiled walls, obscure glass window to side aspect.

Utility Area

Space for fridge/ freezer, obscure glass window to side aspect.

Lounge/ Dining Room 5.166m x 2.98m

Window to rear aspect enjoying coastal views, radiator, television point.

Bedroom 5.39m mx 4.64m

Bay window to front aspect, fitted wardrobe storage with mirrored sliding doors, radiator.



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Internal Access - First Floor

Balcony

Access from second floor landing, providing a secure seating area to the front.

Landing

Stairs to top floor, uPVC door giving access to rear.

Second Floor

Landing

Built in storage cupboard, loft access, radiator.

Lounge 4.79m x 4.67m

Bay window to front aspect, radiator, television point, feature fire surround with inset coal effect fire.

Kitchen/ Breakfast Room 4.54m x 3.88m

Fitted with a range of wall and base units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, integral oven with four ring hob and extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge/ freezer, breakfast bar with seating, tiled walls, spotlights to ceiling, sliding doors on to rear access with seating area ideal to enjoy the tranquillity with the most fantastic panoramic coastal views.



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Shower Room 2.84m x 1.49m

Shower enclosure, vanity wash hand basin with storage under, low level flush w.c, heated towel rail, tiled walls, tiled flooring, obscure glass window to side aspect.

Bedroom 1 4.44m x 3.65m

Window to rear aspect enjoying far reaching coastal views, radiator, fitted wardrobe storage, spotlights to ceiling.

Bedroom 2 6.92m x 2.31m

Currently used as an office/ study, radiator, window to front aspect.

Externally: To the rear, a private courtyard provides a versatile outdoor area that could be enjoyed by the commercial premises or adapted to suit a future owner's requirements. Steps lead up giving separate access to both apartments, with decked area ideal to sit and enjoy the views.



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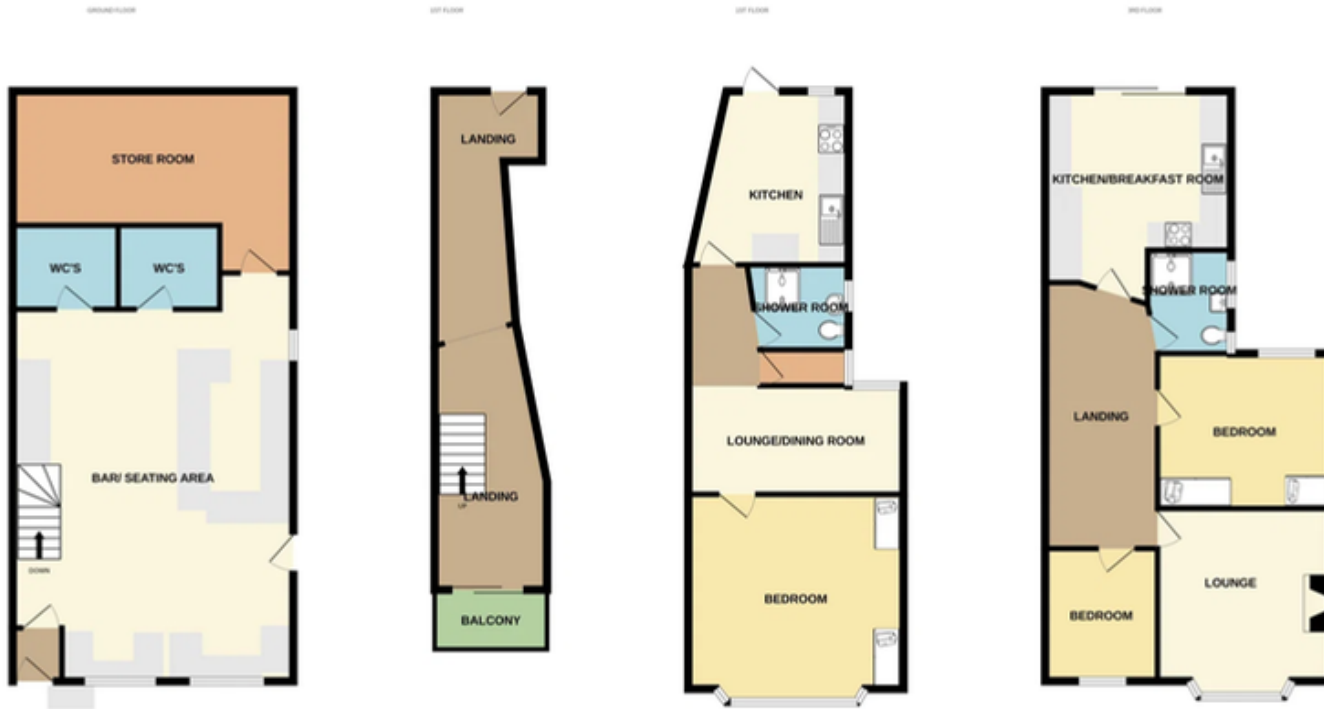


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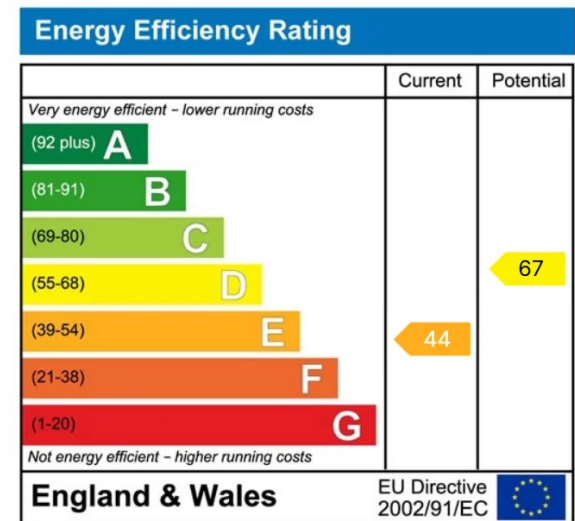
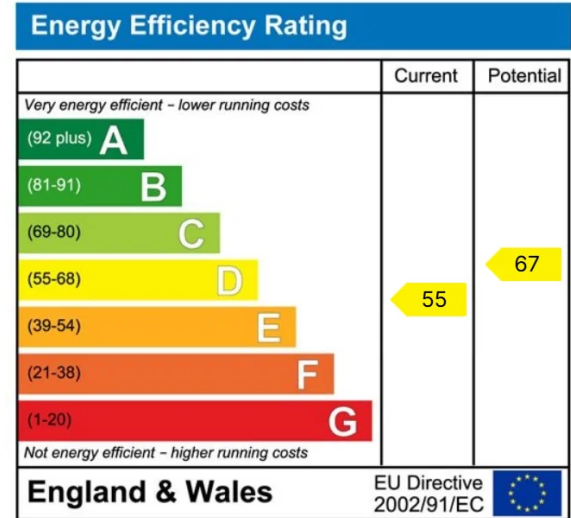




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