Roger Parry & Partners

Suds R Us, 40 High Street, Llanfyllin, SY22 5AQ

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Offers In The Region Of £475,000

A rare and exciting investment opportunity, offered for sale with vacant possession. Suds R Us is an established self service laundry business, currently operating on an ‘un-manned’ basis and providing coin operated washing machines and dryers together with a dedicated laundry room.

The property also benefits from a studio apartment and a one bedroom apartment above, along with useful storage rooms. Of particular note is the adjoining two storey outbuilding, which offers excellent potential for conversion and further development, subject to obtaining the necessary planning and statutory consents.

Further benefits include both front and rear vehicular access, providing excellent flexibility. With existing commercial use, residential accommodation and significant further development potential, this represents a versatile investment opportunity.

LOCATION
Llanfyllin is a thriving market town offering a good range of local amenities, including primary and secondary schools, cafés, pubs and restaurants. More extensive facilities can be found in the nearby towns of Welshpool and Oswestry, with the larger county town of Shrewsbury also within easy reach. The surrounding area is renowned for its excellent walking opportunities, while the picturesque Lake Vyrnwy and Snowdonia National Park are also readily accessible.

LAUNDRETTE
19'1 x 18'8 (5.82m x 5.69m)
Accessed from the high street, windows to the front and side, tiled flooring, and light.
There are five coin operated dryers and six coin operated washing machines. Door into;

LAUNDRY ROOM
18'6 x 9'4 (5.64m x 2.84m)
Work surface with void and plumbing below for white goods, sink with mixer tap and drainer, wall mounted Worcester boiler, window to the side, tiled flooring and ceiling light. Ideal for a further laundry/ironing business. Storage area, door into the hallway and further store room with WC.

ENTRANCE HALLWAY
Front door from the Highstreet giving direct/separate access to the flats above.

FIRST FLOOR STUDIO APARTMENT

OPEN PLAN LIVING/DINING/BEDROOM
22'8 x 15'5 (6.91m x 4.70m)
Light and airy room with windows to the front and sides, wood flooring, beams to ceiling, wall and ceiling light. There is a slight dived between the living and sleeping area. Opening into;

KITCHEN
12'1 x 8'4 (3.68m x 2.54m)
Fitted with wall and base units with work surfaces over inset sink with mixer tap and drainer, integral oven and microwaves and electric hob with extractor hood over. Window to the side, ceiling light.

SHOWER ROOM
8'7 x 7'9 (2.62m x 2.36m)
Enclosed shower cubicle with tiled walls, low level WC and wash hand basin. Tiled flooring, part tiled walls, extractor fan, heated towel rail and window to the rear.

SECOND FLOOR ONE BED APARTMENT

ENTRANCE HALL

LIVING ROOM
16'7 x 11 (5.05m x 3.35m)
Windows to the front and side elevations, electric fire with surround, ceiling light and TV point.

KITCHEN
9'3 x 8 (2.82m x 2.44m)
Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral oven with electric hob and extractor hood over. Window to the side, part tiled walls, light and vinyl flooring.

BEDROOM
12'5 x 10'4 (3.78m x 3.15m)
Double room with window to the front and ceiling light.

BATHROOM
8'7 x 7'7 (2.62m x 2.31m)
White suite comprising panelled bath with shower over, low level WC and wash hand basin. Window to the rear, tiled flooring and ceiling light.

REAR OUTBUILDINGS
These offer POTENTIAL FOR DEVELOPMENT for either commercial or residential use (subject to planning). Spacious ground floor rooms, with windows and door to the side overlooking the garden area. There are two rooms above with access onto a potential roof terrace with lovely views.

OUTSIDE
There is private access available off the High street via a gate to the large enclosed rear garden/yard area. Rear vehicular and pedestrian access is available via the private drive off Bridge street.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected, LPG Gas from Llanfyllin. We understand the Broadband Download Speed is: Standard 19 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band for the two apartments are both A - Powys County council. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)

Approximate total area(1)

257.4 m²

2771 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Powys Council
Council Tax Band:
EPC Rating: Ground floor rating C, Apartments rating D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Roger Parry & Partners

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.