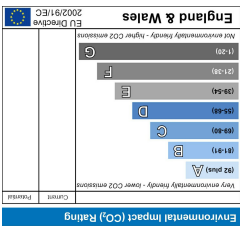
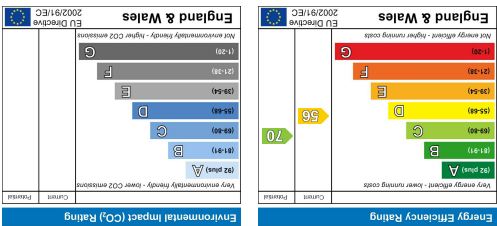
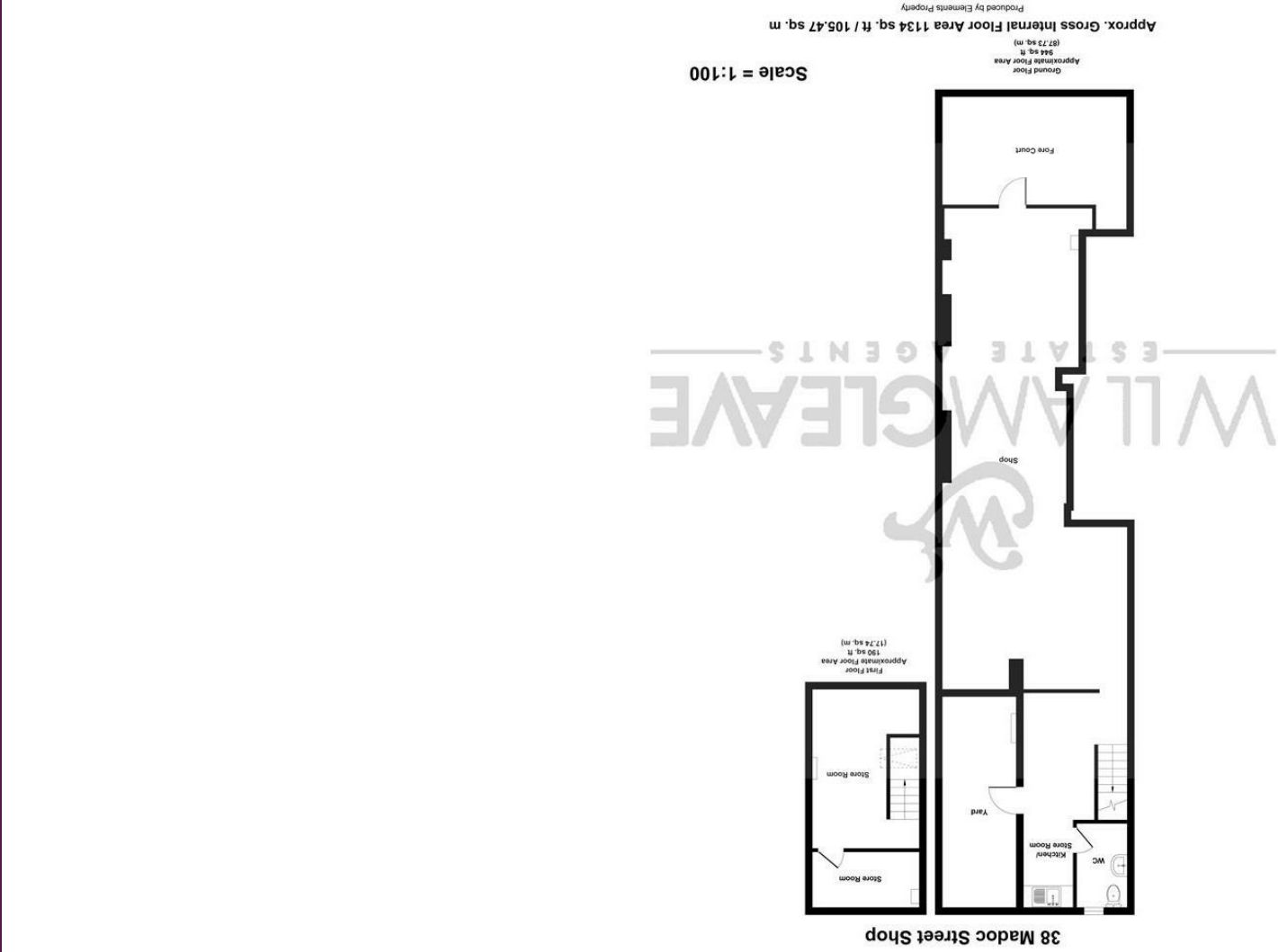




MADOC STREET, LLANDUDNO

Price £250,000



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

William Gleave Llandudno
47-49 Madoc St
Llandudno, LL30 2TW
T: 01492 873 854
E: llandudno@wgestateagents.co.uk
W: www.wgestateagents.co.uk

William Gleave Rhyl
19 Clwyd Street
Rhyl, LL18 3LA
T: 01745 336 699
E: llandudnolettings@wgestateagents.co.uk
W: www.wgestateagents.co.uk

William Gleave Buckley
47-49 Madoc Street
Llandudno, LL30 2TW
T: 01492 873854
E: llandudnolettings@wgestateagents.co.uk
W: www.wgestateagents.co.uk

We are offering an investment opportunity to purchase this ground floor lock up shop with spacious three bedroom maisonette above with small car park at the rear for several vehicles. Located in the heart of Llandudno close to the town centre. Both the shop premises and maisonette above are both currently tenanted providing additional income and being sold with the tenants in situ. The lock up shop offers a deceptively spacious interior and comprises main shop front, large back shop area, staff room, separate WC, two store rooms and small car park to the rear. The maisonette comprises; entrance hall, large lounge/ diner to the front, kitchen with door leading out to an enclosed roof terrace. There are also three bedrooms and main bathroom. Ideal long term investment.

SHOP PREMISES

FRONT SHOP AREA

17'4" x 14'4" (5.29m x 4.38m)
With shop counter, laminate floor and power points.

BACK SHOP AREA

28'7" x 19'2" (8.73m x 5.86m)
With two fitting rooms, laminate floor and power points.

STAFF ROOM

20'10" x 10'11" (6.36m x 3.33m)
With small kitchen area with fitted wall and base cupboards with worktop surfaces over, inset stainless steel single drainer sink, space for fridge, exposed floorboards, electric heater, two windows to the side, timber door to the rear and power points.

SEPARATE WC

7'10" x 5'0" (2.41m x 1.54m)
With WC and wash hand basin. Extractor fan and window to the rear.

STORAGE AREA

15'7" x 11'1" (4.77m x 3.39m)
Stairs lead up from the staff room to storage area with carpet, power points and velux window.

FURTHER STORE ROOM

10'6" x 5'8" (3.21m x 1.74m)
With electric heater, window to the side and boiler.

OUTSIDE

There is a small courtyard to the rear of the shop and gate giving access to the small rear carp park with off road parking for several vehicles.

MAISONETTE

Timber entrance door leading into;

ENTRANCE HALL

With radiator, vinyl floor, stairs leading up to landing area with skylight window.



LOUNGE/ DINER

19'2" x 15'3" into bay (5.85m x 4.65m into bay)
With double glazed bay window to the front, double glazed window to the front, two traditional black cast iron column radiators, carpet, TV point and power points.

KITCHEN

11'9" x 7'0" (3.60m x 2.15m)
With a range of fitted wall and base cupboards and drawers with worktop surfaces over, inset stainless steel single drainer sink, built in stainless steel electric oven, four ring gas hob over with stainless steel extractor fan, space and plumbing for washing machine, space for dishwasher, space for fridge/ freezer, double panel radiator, power points, vinyl floor, double glazed door leading out to enclosed roof terrace.

BATHROOM

7'11" x 5'1" (2.42m x 1.57m)
With a three piece suite comprising panelled bath with shower over with privacy screen, low flush WC and pedestal wash hand basin. Part tiled walls, extractor fan, vinyl flor and traditional black cast iron column radiator.

BEDROOM ONE

11'11" x 11'3" (3.64m x 3.45m)
With double glazed window to the side, radiator, carpet, power points and built storage cupboards, one which houses the gas central heating boiler.

Stairs to second floor landing with doors leading off.

BEDROOM TWO

17'8" into eaves x 9'0" (5.41m into eaves x 2.75m)
With double glazed window to the front, skylight window, carpet, radiator and power points.

BEDROOM THREE

9'10" x 7'6" (3.01m x 2.30m)
With radiator, carpet, power points and skylight window.

TENURE

Leasehold.
Freeholders are Mostyn Estates.
Leasehold covenants apply.
Annual ground rent - £9.60.

COUNCIL TAX

Council Tax Band for maisonette - B.
Rates for shop - To be confirmed.

DIRECTIONS

Located across the road from our Llandudno office.

SERVICES

Mains gas, electric, water and drainage are all beI9eved connected or available at the property. All services and appliances have not been tested by the selling agent.

