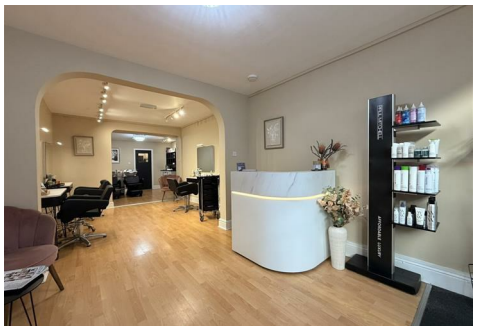
Wingetts
More than just estate agents









8 Berwyn Street, Llangollen, LL20 8ND

Price £179,950

INVESTMENT OPPORTUNITY

An excellent opportunity to acquire a mixed-use investment property situated in the popular town of Llangollen. The property comprises a ground-floor commercial unit, currently let on a 5-year lease commencing August 2026, together with a spacious two-bedroom apartment arranged over two floors.

The apartment is currently vacant and offers an estimated rental income of £750 per calendar month (£9,000 per annum), providing an excellent opportunity for an investor to generate additional income.

An attractive investment opportunity combining an established commercial tenancy with the potential for immediate residential rental income.

Commercial Unit

Ground floor shop with cellar, rear courtyard and small outside store, Currently let on a 5 year lease from August 2026.

Residential Apartment

Spacious two-storey apartment offering well-proportioned accommodation comprising a generous lounge, fitted kitchen/dining room, two bedrooms and a shower room. There is also potential to reconfigure the master bedroom to create two separate rooms, providing the option of a third bedroom, subject to any necessary consents. The property further benefits from gas central heating.

Potential rental income: £750 per calendar month (£9,000 per annum).

Council Tax Band A



Residential EPC

https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2145-1250-2927-2431

Commercial EPC

https://find-energy-certificate.service.gov.uk/energy-certificate/6339-0053-6458-1662-7158

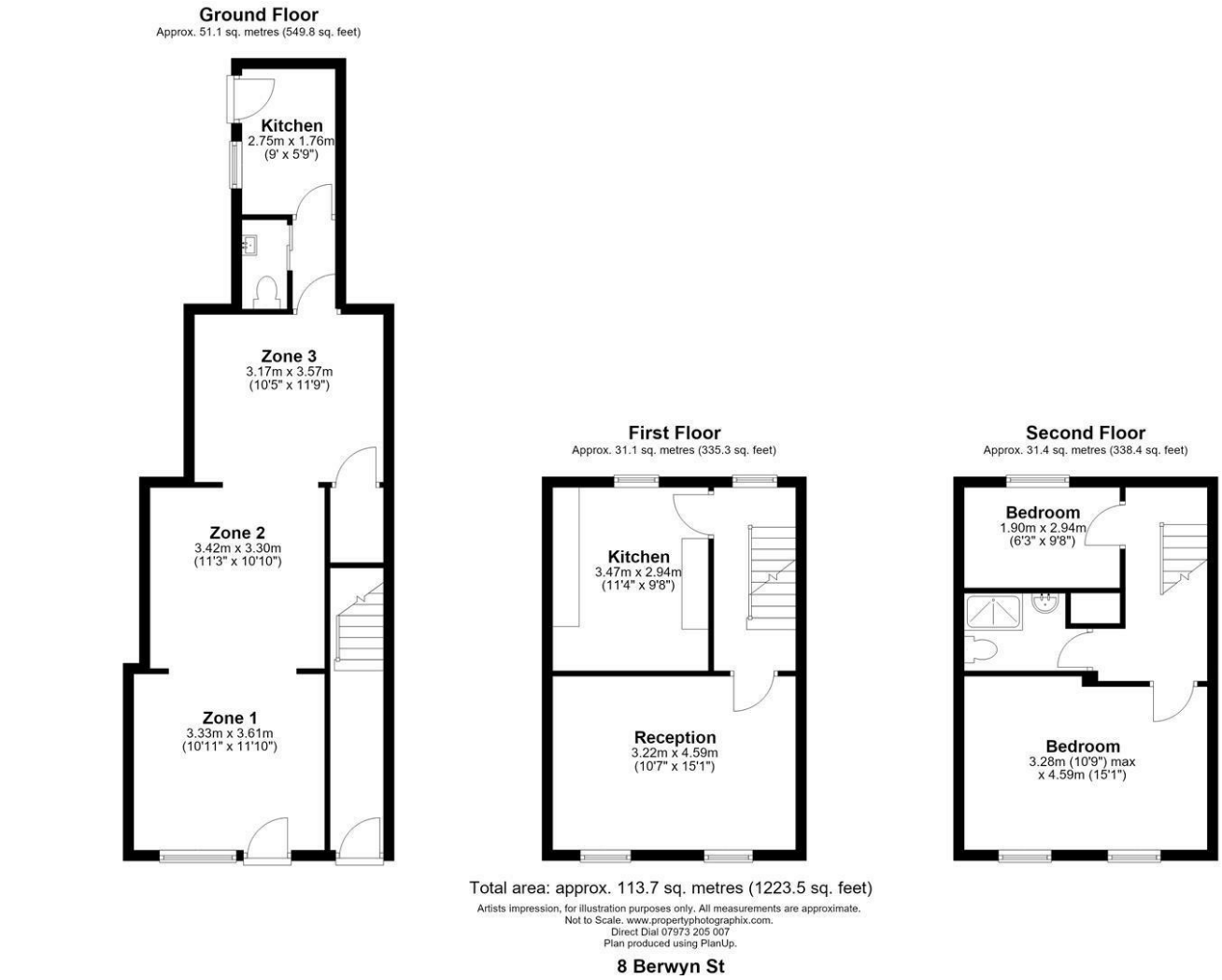




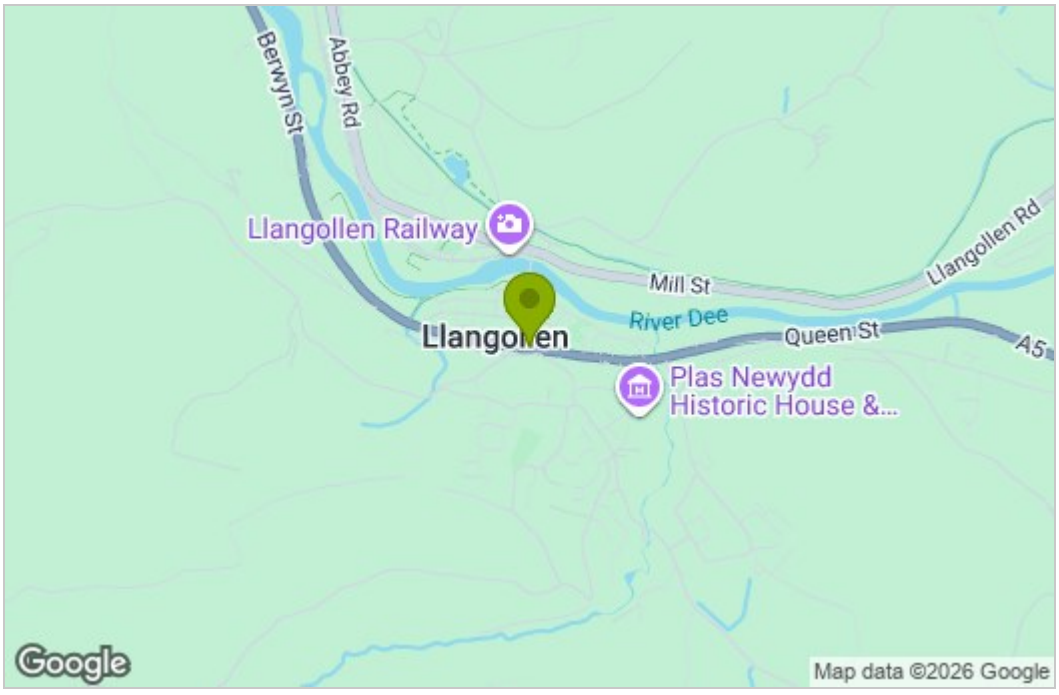




Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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