



## 7 Lancaster Square

Conwy LL32 8HT

£280,000

Prime Town Centre Investment Opportunity – Conwy

Freehold mixed-use property producing £26,200 per annum

Tenure: Freehold - EPC Flat 1 - D / Flat 2 - D - Council Tax: Flat 1 - A  
Flat 2 - A - Shop Rateable Value applies.

An attractive three-storey freehold property situated in a prime location just off the Square in the heart of Conwy town centre. This well-maintained investment offers an excellent opportunity for purchasers seeking a strong return from a fully let building.

The property comprises three self-contained units:

Ground Floor: Retail premises, currently let to a florist, with independent access and prominent shop frontage.

First Floor: Self-contained one-bedroom flat with modern kitchen and bathroom, gas central heating.

Second Floor: Self-contained one-bedroom flat, also presented to a good standard with modern kitchen and bathroom, gas central heating. Separate entrance to the upper floors, ensuring clear division between the residential and commercial elements.



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## Location

This is a rare opportunity to acquire a mixed-use investment in one of North Wales' most sought-after town centres.

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

### Accommodation Affords:

(Approximate measurements only)

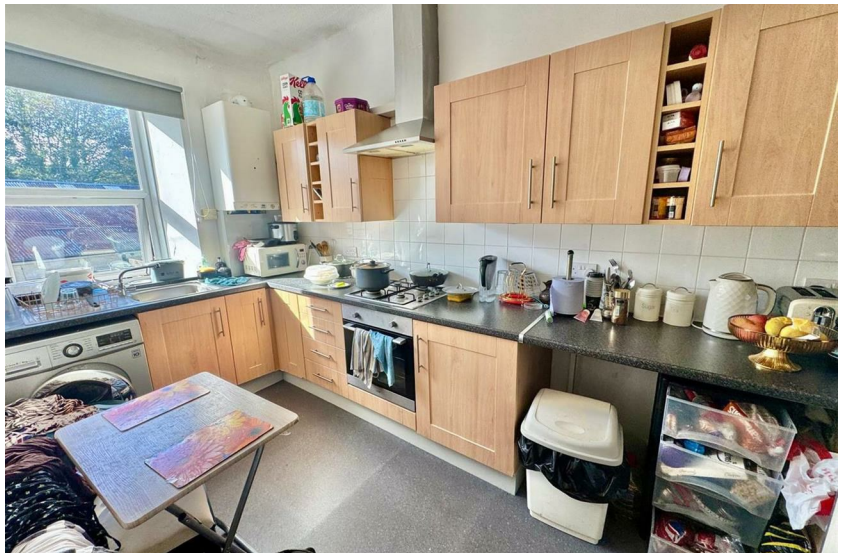
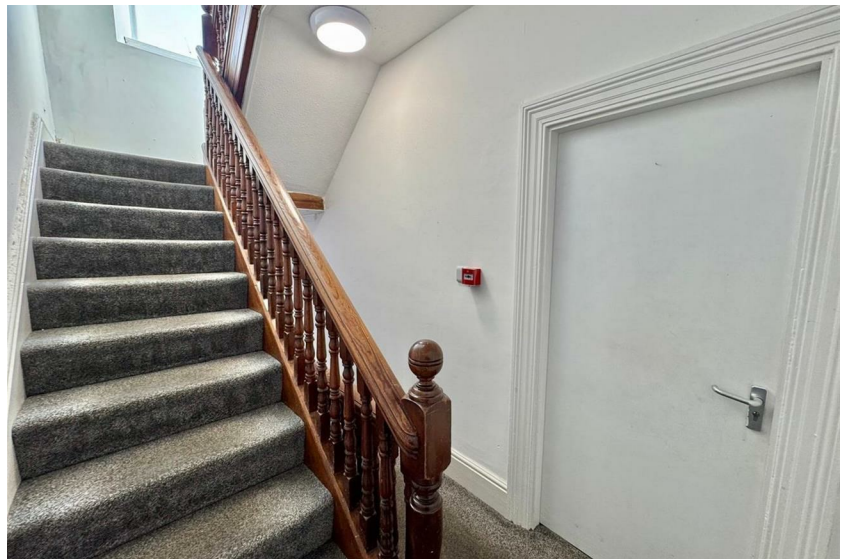
### Ground Floor Shop:

- Ground Floor - extends to some 53m<sup>2</sup> (577 square feet) and trades as a Florist. Lease is on a 3 year term from 1st February 2024 and produces £10k per annum. EPC expired June 2023.

Ground Floor Side Access Leading To:  
First Floor Level.

### Rear Store:

8'9" x 5'5" (2.67m x 1.67m )





#### Flat 1:

- Flat 1 - Excellent appointed apartment extending to some 39m<sup>2</sup> (425 square feet) producing £700.00 per month, £8,400.00 per annum.

EPC Rating D – expires 15/10/2028.

#### Hallway:

#### Lounge:

10'8" 10'4" (3.27m 3.16m )

#### Kitchen:

13'9" x 6'6" (4.2m x 2m)

#### Bedroom:

13'1" x 6'3" (4m x 1.91m )

#### Shower Room:

Shower, w.c, and wash basin.

#### Second Floor Landing:



#### Flat 2:

- Flat 2 – Extending to some 38m<sup>2</sup> (413 square feet)

Potential rental of £650.00 per month, £7,800.00 per annum. (Currently vacant)

EPC Rating D – expires 15/10/2028.

#### Hallway:

#### Lounge:

13'8" x 9'3" (4.19m x 2.84m )

#### Kitchen:

14'0" x 6'6" (4.27m x 2m )

#### Bedroom:

10'4" x 7'5" (3.15m x 2.27m )

#### Bathroom:


Shower, wash basin w.c.



#### Council Tax Band

Conwy County Borough Council tax band - Flat 1 - 'A' Flat 2 - 'A' Ground Floor Retail R.V.- £8,900



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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