



## 4 Glendower Buildings

Glan Conwy LL28 5LY

£145,000

A prominent hair and beauty salon located in a convenient and prominent setting within the village centre. Large side parking area.

VIEWING RECOMMENDED.

Tenure: Freehold - EPC for flat: C ; Council Tax: Shop Rateable value applies.

Occupying a prominent corner setting with return frontage display windows, side and front access doors, first floor treatment rooms and large side private parking area. Superb opportunity to continue a long established hairdressing salon business and explore the opportunity to develop the upstairs accommodation as beauty treatment rooms. Alternatively, the premises could be available with vacant possession for retail or office based activities, subject to any consent required.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

### Accommodation:

Ground floor; hairdressing salon.

### Reception Hall

uPVC double glazed door and window, turn staircase leading up to first floor level, understairs store cupboard. Timber and glazed door leading to reception area.

### Reception area

Reception desk and waiting area. Telephone point, meter cupboard.

### Main Salon

16'4" x 14'2" (4.99m x 4.32m)

With wash basins, dryers and cutting / styling stations. Large uPVC double glazed display windows, which would be ideal for visual display purposes if the premises were used for retail purposes.

### Kitchenette

Base and wall fitted units, complimentary worktops, inset sink with mixer tap. Access leading to rear passageway with external uPVC double glazed door leading to car parking area. Separate w.c. with low level suite.

### First Floor Landing



### Room 1 / Treatment Room

15'1" x 9'10" (4.6m x 3.0m)

uPVC double glazed window to front and side elevation, feature former fireplace.

### Room 2 / Treatment Room

6'1" x 9'9" (1.87m x 2.98m)

uPVC double glazed window, built in cupboard housing cylinder.

### Kitchen

11'10" x 8'7" (3.62m x 2.64m)

uPVC double glazed window overlooking side elevation, fitted base and wall units with complimentary worktops, single drainer sink, space and plumbing for automatic washing machine and dryer.

### Outside

The property occupies a prominent corner location in the village centre of Glan Conwy and has the benefit of a large concreted hardstanding providing ample private parking.

### Services

Mains water, electricity and drainage are connected to the property.

### Current Rateable Value:

Current Rateable Value for this property is £2800 Per Annum.

### Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500


### Directions

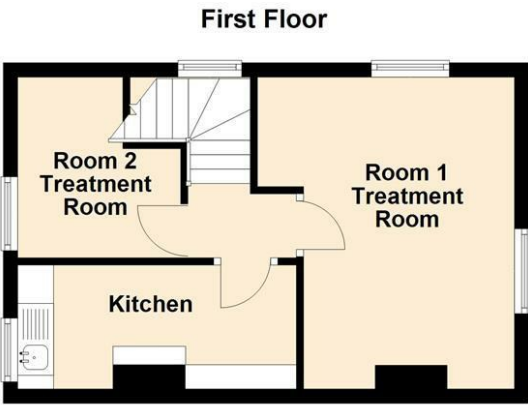
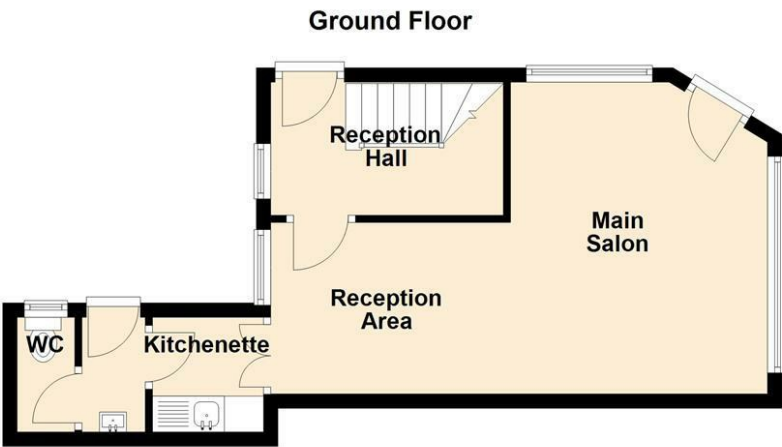
From the Agent's Office in Conwy, proceed to the A55 Expressway, continue down the A470 towards Llanrwst, into Glan Conwy village, turn left within the village centre by the playing field and the property is located directly in front occupying a prominent corner position.

### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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 option must be treated as given on the same basis as these particulars.

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