



## Y Siop Flodau9 Heol Yr Orsaf Llanrwst LL26 0EP £115,000

Freehold town centre premises with long established and successful Florist business

Offering a superb opportunity to acquire a small independent florist business in a thriving traditional market town in the Conwy Valley. Long established business with an excellent reputation and superb client base.

Freehold shop with store/ room above, rear prep room, staff area and W.C.  
Viewing Strictly by appointment only.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>

## Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

Ground Floor:

Rental Shop Premises:

11'8" x 17'6" (3.55 x 5.33)

With approximately 3 - 5 m display frontage onto Station Road. Stair case leads off to first floor store/ display area. Serving counter.

Rear Preparation and Office area:

13'7" x 11'8" (4.15 x 3.55)

Built in office area with work top and shelving unit, UPVC double glazed window overlooking rear, Telephone point, skylight window.

UPVC Double Glazed Door :

To small rear yard.

W.C:

With sink and W.C

First Floor:

Staff Kitchen Area

Storage/Display Area:

23'0" x 12'5" (7 x 3.78)

Sash window overlooking front.

Services:

Mains Water. Electricity and drainage are connected to the property.

Agents Note:

The property has been totally renovated in recent years, including new roof, render, windows, re- wiring and re- plastering.

For Sale to include goodwill- client will be willing to introduce buyer to existing clients, suppliers etc and assist with the smooth take-over of the business.

The existing owner has a catalogue of future bookings for weddings and other events.


Alternatively the shop premises could be available as an empty unit for alternative business uses.

Please DO NOT approach members of staff and all enquiries in the first instance to the Agent.

Proof of I.D:

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 opinion must be treated as given on the same basis as these

## Iwan M Williams Estate Agents

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