Capel Coch Scotland Street

Llanrwst LL26 0AL

£95,000

FOR SALE – DETACHED CHAPEL PREMISES WITH SUPERB RE-DEVELOPMENT POTENTIAL
Convenient setting within town centre - potential residential or commercial re-development opportunity - subject to consent

Tenure - Freehold. EPC rating- D. Council Tax Band - TBC

An exciting opportunity to acquire a well-established and successful traditional freehold detached former chapel premises located in a convenient central position within the historic market town of Llanrwst.
Substantial premises offering scope for expansion, diversification, or potential redevelopment (subject to consents).

The property includes a fenced and enclosed grassed area to the rear, providing valuable outdoor space in this central location.

Available with vacant possession

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Situated in the heart of the picturesque Conwy Valley, Llanrwst is a thriving traditional market town with a strong community, excellent transport links, and a rich cultural heritage – a wonderful base for both lifestyle and business.

Brief overview

Extending over three floors and provides extensive workshop areas to the ground and lower ground levels, along with office and storage space on the upper floor. The building also benefits from ancillary spaces including a WC and store. The premises offer generous square footage, making it well suited for a range of alternative residential, commercial or conversion (subject to planning).

The Accommodation Affords:

GROUND FLOOR

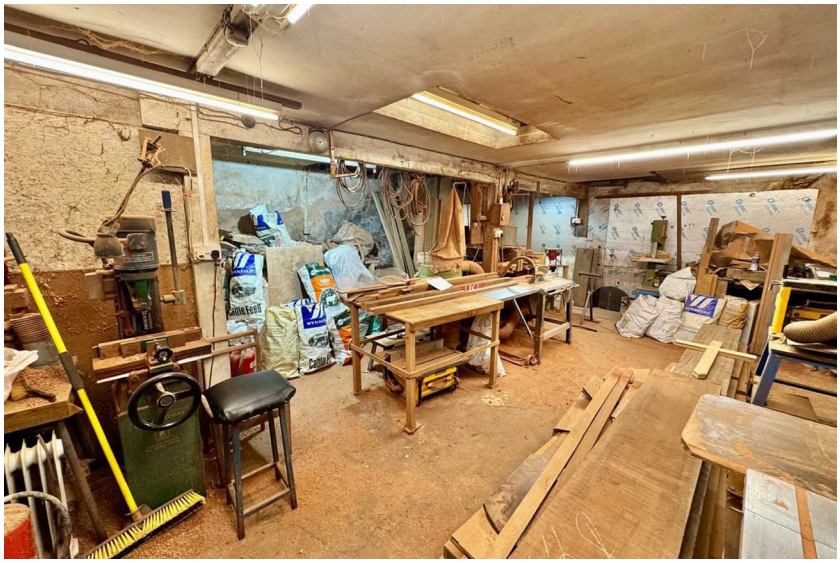
Workshop:

31'7" x 20'0" (9.64m x 6.12m)

Basement Room:

31'9" x 18'7" (9.68 x 5.67m)
Access to W.C and wash basin.

FIRST FLOOR



Storage and Office:
31'9" x 18'7" (9.68m x 5.67m)

Outside:
Rear grassed enclosure - ideal garden space.

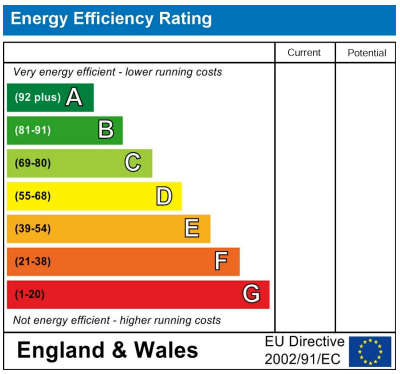
Services:
Mains water, electricty and drainage.

Viewing Llanrwst
Strictly by appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Rateable Value:
Current rateable value - £3,400

Proof Of Funds
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.

Directions:
Proceed from our office up Denbigh Street to the crossroads. Turn left towards Regents Park and first left into Scotland Street, Capel Coach is located down at far end on right hand side.



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.

Iwan M Williams Estate Agents

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