12 Gate Mews

Llanrwst LL26 0LB

£25,000

An excellent opportunity to acquire one of the area's longest established and highly regarded chiropody practices, occupying a prime town centre position within the heart of the picturesque Conwy Valley.

Tenure: Leasehold. EPC: TBA. Council Tax: TBA

The sale includes the successful business together with the long leasehold premises, offering purchasers the opportunity to continue a thriving practice with the benefit of an established and loyal client base. The business is being offered as a going concern and includes the goodwill together with fixtures and fittings, subject to inventory.
The premises are well presented throughout and are ideally suited for continued use as a chiropody, podiatry or other healthcare and wellbeing practice.
The premises also benefit from access to communal WC facilities within this attractive and secure gated mews development.
Will sell separately subject to agreement.

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

The premises occupy a highly convenient and sought-after position within a charming gated mews development just off Ancaster Square, in the very centre of Llanrwst. The town is a traditional market town serving the Conwy Valley and surrounding rural communities, enjoying excellent passing trade together with a loyal local clientele. Llanrwst provides a wide range of shops, cafés, professional services and public parking, whilst being within easy reach of Betws-y-Coed, Conwy, Llandudno and the A55 North Wales Expressway

The Accommodation Affords:

(Approximate measurements only)

Entrance/Reception Area:

3'7" x 9'10" and 3'8" x 4'9" (1.1m x 3.01m and 1.12m x 1.45m)

Treatment Room:

9'7"x 7'3" (2.93x 2.22)
UPVC double glazed window and timber glazed entrance door.

Communal Use of W.C Facilities

Services:

Mains electricity and water are connected to the property.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

Agents Note:

Partition wall could be removed to create larger treatment room if required.

Business Rates:

Conwy County Borough Council: To be confirmed.

Tenure:

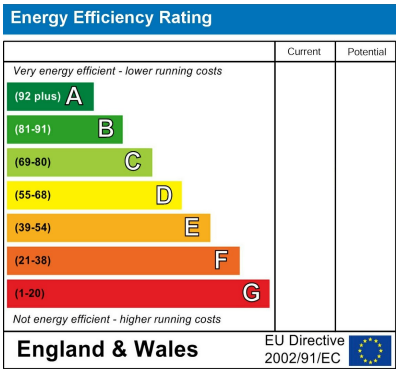
Long Leasehold - remainder of 200 years from 2025. The buyer will also acquire the 1/15 share of the freehold interest and become a shareholder of the 'Gate Mews Management Co'

Directions:

Located just off Ancaster square within the town centre.

EPC:

To be confirmed.



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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