

Ref: SD 2378

Investment Premises - £165,000

34 Great Ormes Road, West Shore



A chance to acquire a former thriving Fish & Chip Shop situated in the heart of the popular seaside town of Llandudno, offering potential purchasers and investors an opportunity to renovate and utilise this prime location.

GUIDE PRICE
£165,000 GUIDE PRICE

CALL US 01492 534881

St. Davids Commercial
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The property comprises of Ground Floor Shop, Kitchen Area, Additional Room (Prep Room), Garage, Large Open Plan Room & Kitchen to the First Floor, and Two Bedrooms & Bathroom.

GROUND FLOOR 21'5" x 11'7". Access to first floor

PREP AREA 31'7" x 7'6" access to rear

GARAGE 16'9" x 8'5"

FIRST FLOOR

KITCHEN 7'3" x 7'9" access to flat roof

LOUNGE 20'6" x 11'6"

SECOND FLOOR

BATHROOM (Rear) 3 piece

BEDROOM 2 (Rear) 8'7" x 9'7"

BEDROOM 1 (Front) 9'2" x 9'7"

- Former Orme View Fish & Chip Shop
- Spacious Three Storey Property
- Two Bedrooms to the Second Floor
- Great Investment Opportunity
- EPC: D / Rates Payable 22/23: £0.00
- Online Auction 08th December 2022 unless sold or withdrawn prior

Online Auction with a suggested opening bid of £165,000 and Guide Price of £185,000 (plus costs) ALL WALES AUCTION

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. January 2022. Subject to contract.

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