Ref: SD 2427

Investment Premises - £159,950

21 Madoc Street,

**Available with full vacant possession, substantial retail premises arranged on 2 floors with living accommodation on the upper floors 2nd
and 3rd floor. Potential rear access and a parking space at the rear too.999 year lease from 30.4.2012
with ground rent of £12.00 per annum**

GUIDE PRICE
£159,950 GUIDE PRICE

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NAEA
National Association of
Estate Agents

GROUND FLOOR

Retail and storage area extending to some 45m2 circa 490 square feet

FIRST FLOOR

Further retail area and w.c. 31.86m2 circa 346 square feet

SECOND FLOOR

Extending to some 346 square feet (potential accommodation)

THIRD FLOOR

Extending to some 186 square feet (maximum but with sloping roof)

VIEWINGS BY APPOINTMENT PLEASE

GUIDE PRICE £159,950.00

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