

Ref: SD 2684

## **Superb Investment Property - £735,000**

**12 Castle Street, Conwy**



**Superb investment/owner occupier with income/holiday let business with extra income from a barn conversion with planning for a café.**

**Ground floor let to Saltrock Surfwear producing an income of £18,731.00 per annum on a 5-year lease from 4/4/2022.**

### **GUIDE PRICE**

**£735,000 GUIDE PRICE**

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Ground Floor - let to Saltrock Surfwear Ltd at an annual rental of £18,731.00 per annum.

EPC Rated D – expiring 29/11/2031 extending to some 62m2.

Prestigious very spacious self-contained maisonette – EPC Rated D, expiring 7/10/2031, extending to 181m2. Arranged on 2 floors with separate access through arch and private gated entrance.

#### First Floor

Access to hallway, with radiator then staircase to first floor, access to L-shaped hallway and access to Kitchen/Dining – 22'2" x 13'2". Kitchen with double oven. Tiled access to balcony 15' x 15' very private. Double glazed at rear.

Worcester Boiler – Single W.C. – small stylish wash hand basin.

Lounge – 16'6.5" x 19'8" – Includes front and back 2 x radiators in hallway, electric cupboard, cloakroom.

Bedroom – 16' x 13'9"

#### Second Floor

Bedroom 2 – 12'4" x 10'2" located at the rear, with radiator.

Bedroom 3 – 12'8" x 11'5" located at the rear.

Shower Room - with walk in shower, wash basin, radiator, heated towel rail.

Walk In Bathroom – with double shower, heated towel rail and wash basin.

Bedroom 4 – 15'5" located to the front, with radiator and views over the River Conwy.

Bedroom 5 – 13 x 15'8" located to the front, with large standing wardrobe and views over the River Conwy.

The apartment has been continuously let at an additional income most recently on a long term let of £1,150 per calendar month

#### Open Plan Barn

Circa 850 square feet. Access through Arch to Barn which has gained planning consent for a café inside planning portals Reference 0/49273 – for full details log onto [www.conwy.gov.uk/planningexplorer](http://www.conwy.gov.uk/planningexplorer).

(There is a small self-contained store with this unit which is let to Saltrock etc, it can be vacated with 12 months' notice, but the rent Saltrock pays will be £1,000 less with vacated.)

GUIDE PRICE £735,000.00

VIEWING BY APPOINTMENT ONLY

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 up

it.

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