

LLANGOLLEN

22 CASTLE STREET

INVESTMENT LET TO LADBROKES AND RESIDENTIAL APARTMENT

Location

Llangollen is situated on the A5 and River Dee in Denbighshire, on the edge of the Berwyn mountain range and the Dee Valley section of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. A busy and attractive tourist town close to a number of tourist attraction including the famous Horseshoe Falls, Pontcysyllte Aqueduct, steam railway and canal.

The subject unit occupies a prime position in the centre of the town on the junction of Castle Street and Market Street.

Accommodation

The ground and basement are arranged as a shop unit and is occupied by Ladbrokes and the first and second floors are separately accessed and provide a 3 bedroom maisonette with pleasant views over the town.

Basement	430 sq ft	40 sq m
Ground Floor	724 sq ft	67.26 sq m
Kitchen	69 sq ft	6.41 sq m

The flat is arranged with large lounge, dining room and kitchen on first floor with 3 bedrooms and bathroom on the second floor

Tenure / Tenancy

The property is held freehold. The ground floor is let to Ladbrokes Betting & Gaming Ltd by way of a lease due to expire on 31 March 2030 at a rent of £10,250 per annum. There is a tenant only break in March 2025. The flat is currently let at £556 per month. Total rent **£16,922 pa.**

Price

£195,000 equating to a Net Initial Yield of some 8.5% after deducting the usual Purchasers Costs.



Business Rates

Enquiries via the Valuation Office confirm the shop has a Rateable Value of £9,600.

EPC

An EPC is being prepared.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

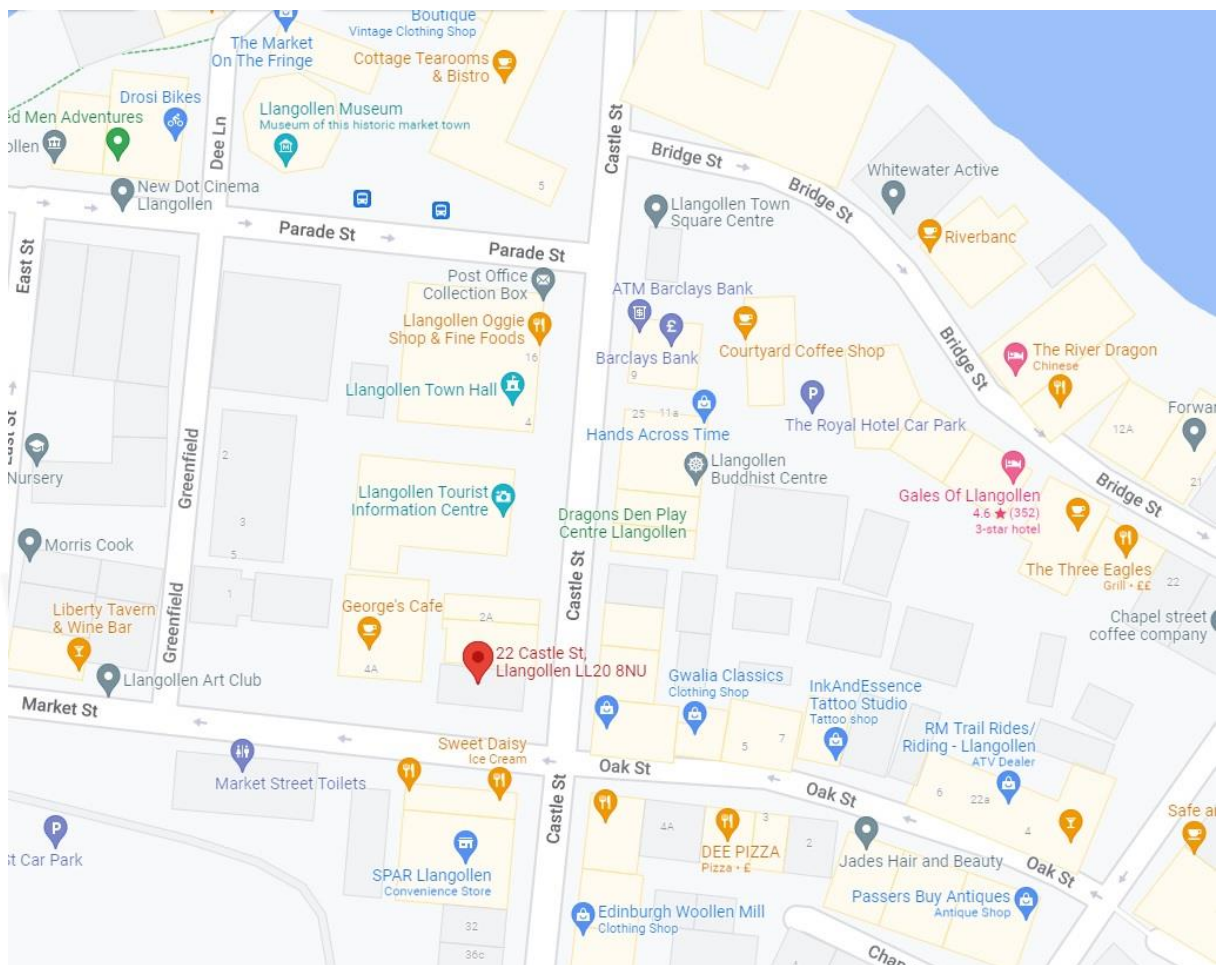
Prices, outgoing and rentals are quoted exclusive of, but may be subject to, VAT.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through
Llyr Emanuel 07795 348079
llyr@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver 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 representatives 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 correctness of each of the statements contained in these particulars.