

Town & Country

Estate & Letting Agents



Clydfan 3 Bridge Street, Llanfyllin, SY22 5AU

Auction Guide £50,000

TO BE SOLD AT ONLINE AUCTION ON 28TH AUGUST AT 5.30PM. Situated in the heart of Llanfyllin, 3 Bridge Street presents a unique opportunity for those seeking a commercial property. This spacious building boasts four well-proportioned rooms, offering ample space for various business ventures or potential residential conversion, subject to planning permissions. The property is situated in a prime location, providing excellent visibility and accessibility, making it an ideal spot for retail, office space, or other commercial activities. The surrounding area is rich in local amenities, ensuring that both residents and visitors have everything they need within easy reach. Grade II listed, with its charming exterior and location, 3 Bridge Street is not just a property; it is a canvas for your entrepreneurial aspirations. Whether you are looking to establish a new business or expand an existing one, this commercial space offers the perfect foundation to realise your vision. Do not miss the chance to explore the possibilities that await in this promising location. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.

Directions



window to the front, built in cupboards, wood panelled walls, a gas fire, window to the rear into the kitchen space, electric wall heater, door to understairs storage cupboard, door to kitchen area.

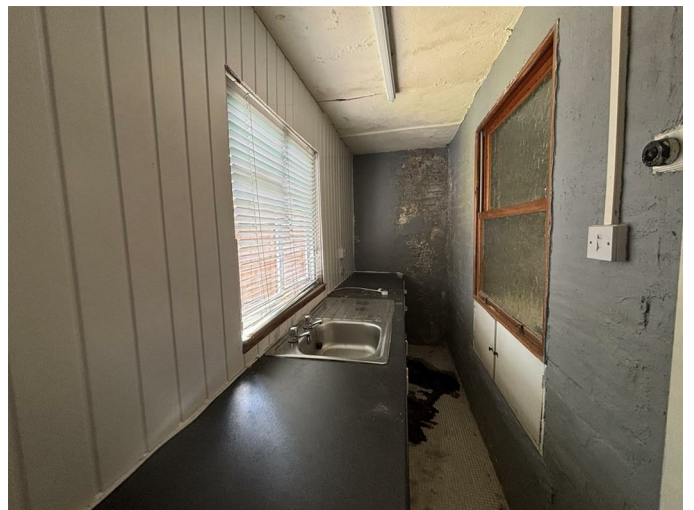
Additional Photograph



Accommodation Comprises:



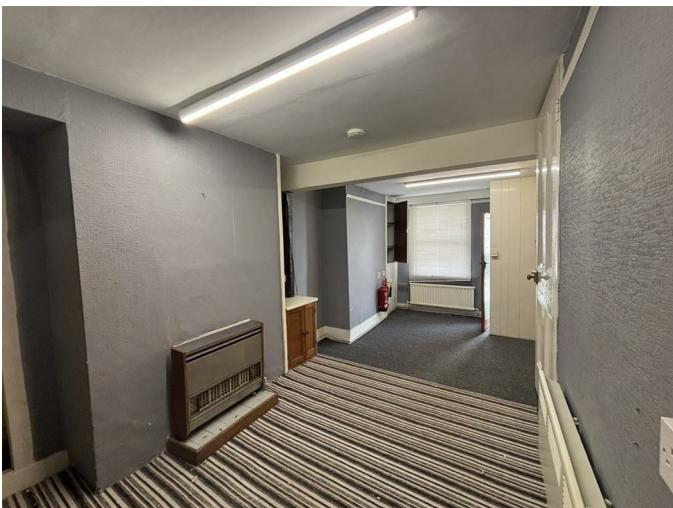
Kitchen 12'6" x 3'6" (3.82 x 1.09m)



Hallway

With a door to the front, an inner door leads to the ground floor rooms.

Ground Floor Room 11'5" x 19'8", 121'4" (3.50 x 6,37m)



Base unit with worktop over, sink and drainer, window to the rear.

A large room, separated by a single step, with a

Landing One



Doors lead to two rooms on this level.

First Floor Room One 10'0" x 5'9" (3.05 x 1.76m)



With a window to the rear, a radiator and a door to a storage cupboard.

First Floor Room Two 10'5" x 10'7" (3.20 x 3.25m)



Sash window to the front, built in cupboards, electric storage heater and a radiator.

Landing Two



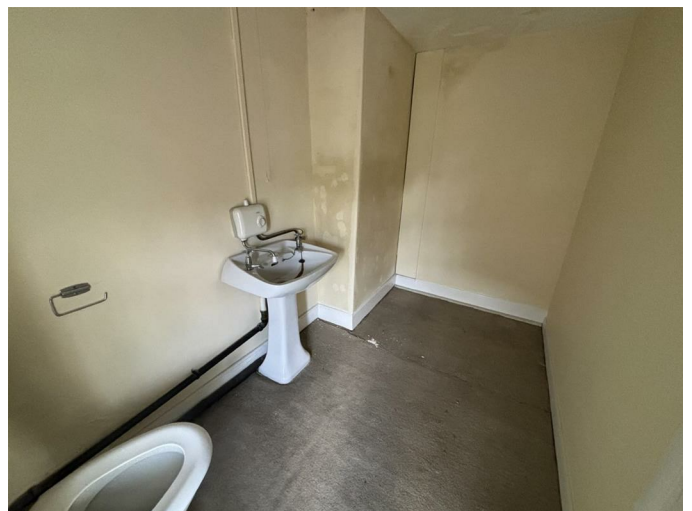
Doors lead to the third floor room and bathroom.

Third Floor Room 7'9" x 15'6" (2.38 x 4.73m)



A large room with two windows to the front, a radiator and a door to a storage cupboard.

Bathroom



With a window to the rear, W/C and wash hand basin.

Additional Photograph



The Front of the Building



Additional Photograph

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Guide Price and Reserve Price

Guide Prices and Reserve Prices
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are

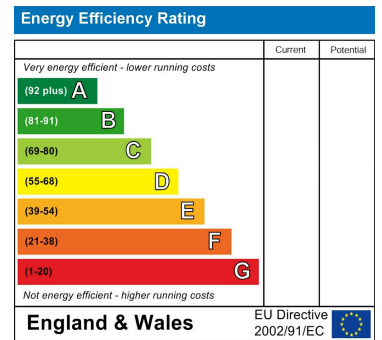
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk