



## Ground floor Retail Premises

1 ROSEHILL STREET  
CONWY  
LL32 8LD

**£175,000**

Reference Number: FP7524

### Description

**A retail shop premises with two back rooms and a w.c. Situated within the historic walled town of Conwy.**

- \* **SHOP PREMISES WITH TWO BACK ROOMS & W.C.**
- \* **SITUATED WITHIN THE TOWN WALLS**
- \* **BUSY TOWN LOCATION**

### Location

The property is situated within the walls of this medieval town famous for its Castle and Bridges. The town has an array of retail outlets, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities includes 18 hole golf course and a yachting marina.

### Directions

From our Conwy office turn right on foot and follow the road down past the car park, continue towards the roundabout where The Clock Shop can be found on the right.

### Viewing

By appointment contact:

tel: 01492 583100

fax: 01492 583616

email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)

web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Front Shop Area

25' 4" x 13' 6" narrowing to 12' 4" 7.72m x 4.11m x 3.76m

## Back Room One

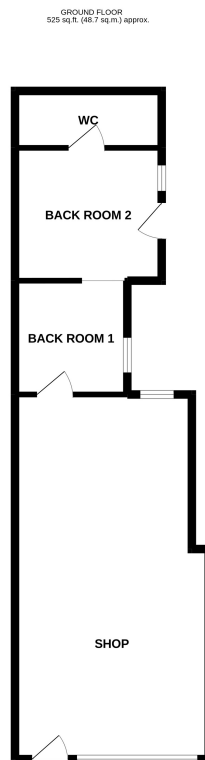
7' 9" x 7' 11" 2.36m x 2.41m

## Back Room Two

10' 1" x 9' 3" 3.07m x 2.82m

## Separate W.C.

9' 9" x 3' 11" 2.97m x 1.19m



TOTAL FLOOR AREA: 525 sq.ft. (48.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C022

Council Tax Band: (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC