

LOT
59

The Crosville Social Club, Glan Y Mor Road, Llandudno Junction LL31 9RU

*GUIDE PRICE £60,000–£70,000



Not to scale. For identification purposes only

- **Commercial property producing £9500 per annum. Gated parking. Central heating.**

Description A single storey ground floor commercial property currently occupied as a social club by way of an expired lease dated March 2009 at a current rental income of £9500 per annum. The property benefits from secure gated access and central heating. The property would be suitable for a number of uses subject to any necessary consents. The property will also adjoin a recently consented Lidl which is due to be built in Autumn 2019.

Situated Situated within Llandudno Junction off Conway Road in a popular location within easy reach of local amenities, transport links and the historic town of Conwy.

Cellar Store Room (13.75m x 2.05m)

Ground Floor Hall (1.70m x 4.50m), Ladies & Gents WC's,

Bar/Function Room (15.62m x 11.05m), Kitchen (6.50m x 1.70m), Rear Room (5.88m x 7.45m), Secure Office.

Outside Front yard with gated entrance.

Joint Agent

**Beresford
Adams**