

LOT 49

158 Conway Road
Llandudno
Conwy LL31 9DU

Reserve Below
£140,000



View from opposite

SITUATION

Located close to the junction with McKinley Road near to a **Co-op, Boots** and a variety of local traders serving the surrounding residential area. Llandudno is the principal commercial centre of North Wales and a major tourist attraction for holidaymakers, situated close to the A55 Expressway, 48 miles west of Chester and 23 miles east of Bangor.

PROPERTY

A corner property currently arranged as a **Doctors Surgery** at Ground Floor with separate front access and a **Self-Contained Flat** above.

VAT is NOT payable in respect of this property

FREEHOLD

TENANCIES & AGREEMENTS

Property	Ann. Excl. Rental	Remarks
Ground Floor Doctors Surgery	£4,500	
1 year from 1st July 2009	£5,400	AST
TOTAL	£9,900	

SOLD PRIOR

Annual Rent

...ing with this property are
ANDER and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Dawsons, 2 New Square, Lincolns Inn, London WC2A 3RZ
Tel: 020 7421 4800. Ref: M Codd Esq

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £250 (including VAT) upon exchange of contracts