

Report and valuation upon

**Bys a Bawd, 27-29 Denbigh Street, Llanrwst,
Conwy, LL26 0LL**

Report date: 24th February 2025

Prepared for: Bys a Bwyd Pawb

**Prepared by: Mr G D Thomas BSc(H) MCIH MRICS
RICS number 090906**



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1.0 Executive summary

Report date	24 th February 2025
Subject	Bys a Bawd, 27-29 Denbigh Street, Llanrwst, Conwy, LL26 0LL
Client	Bys Y Bwyd Pawb
Inspection date	20 th February 2025
Description	Mid terrace building with extensive ground floor retail premises and two self-contained flats to the rear and above.
Location	Town centre location.
Tenure	Freehold
Purpose of valuation	Ascertainment of market in relation to potential purchase.
Basis of valuation	Market Value, as defined in the RICS Red Book Two valuations provided: MV1 Market Value as a going concern ignoring stock at valuation MV2 Market Value of the property on a bricks and mortar basis MV3 Market Value of the individual sections of the property
Special assumptions	MV3 assumes that full vacant possession is available and that and that the flats are let on occupation leases which are subject to Welsh Government legislation and that vacant possession would not be achieved in 12 months.
Valuation date	12 th February 2025
Valuations	MV1 – £322,000 MV2 - £292,000 MV3 – Retail £112,000 Flat 29a £80,000 Flat 29b £110,000

2.0 Instructions

I refer to my instruction from Bys a Bwyd Pawb to undertake a valuation of the Freehold composite property known and identified as Bys a Bwyd, 27-29 Denbigh Street, Llanrwst, Conwy, LL26 0LL.

My report is therefore specifically provided based upon the information provided by the current owner of the property/seller and my valuation is of the property having regard to its existing condition and current market conditions.

The valuation report has been undertaken in accordance with the RICS Valuation – Global Standards 2022, commonly referred to as ‘The Red Book’.

3.0 Valuer

The property was inspected by registered valuer G D Thomas BSc (Hons) MIRCS Director of Messrs Bob Parry Survey & Valuation Ltd, of Isfryn, Park Crescent, Llanfairfechan, Syr Conwy LL33 0AU on the on the 20th February 2025 based upon our instructions from Bys a Bwyd Pawb.

The report has been prepared by Mr G D Thomas BSc (Hons) MIRCS who is a registered valuer and is qualified, competent and experienced to undertake valuations of this type within the locality.

The valuer is able to provide an objective and unbiased opinion of market value.

The valuer has no previous dealings with the client or the property and wish to confirm that no conflict of interest exists.

4.0 Date of Valuation

The property is valued as at the date of inspection namely the 20th February 2025.

5.0 Currency

The valuation will be reported in pounds sterling.

6.0 Complaints Handling Procedure

Bob Parry Survey & Valuation Ltd operate a complaints handling procedure, a copy of which is available on request. You are advised that compliance with the Valuation Standards may be investigated by the RICS for the purpose of administration of the Institutions conduct and disciplinary regulations.

7.0 GDPR Requirements

As part of the changes to data protection regulations and the implementation of GDPR which became effective from 25 May 2018, please confirm that you agree to the following:

1. Both parties will comply with data protection legislation for the time being in force.
2. Without prejudice to the general obligation above, if either party sends personal data to the other party they will comply with the following obligations:
 - 2.1. The party which sends the personal data will ensure they have any appropriate consents and notices in place to enable them to transfer that personal data, and so that the party which receives the personal data may use it for the purposes for which they provide it.
 - 2.2. The party which receives the personal data will do the following:
 - 2.2.1. Apply appropriate measures to ensure that it is kept confidential and secure.
 - 2.2.2. Not further transfer the personal data outside of the European Economic Area without first obtaining the consent of the other party and putting in place appropriate safeguards in relation to the transfer.
 - 2.2.3. Inform the other party immediately upon becoming aware that a breach of security has taken place.
 - 2.2.4. Assist the other party in responding to a request from a data subject or regulator so that the other party can fully and promptly comply with its obligations under data protection legislation.

- 2.2.5. At the written request of the other party, delete or return personal data unless it is required by law to retain such personal data or has some other good and sufficient justification for retaining such personal data.

I wish to confirm that as a joint single expert I confirm that I have acted within the GDPR requirements.

8.0 Identification & Qualifications

I Gareth David Thomas, a fully accredited Valuation Surveyor and member of The Royal Institute of Chartered Surveyors (registration number: 0090906) was elected to a member on the 30th November 1992 following a two-year probationary period with the Valuation Office Agency (Board of The Inland Revenue). I hold a Bachelor of Science Degree in Urban Estate Surveying from Nottingham Trent which I gained on the 1st July 1990.

I am currently Managing Director in the firm Bob Parry Survey & Valuation Limited a long established surveying company which operates exclusively in North Wales and more particularly Northwest Wales.

I was previously employed by the Valuation Office Agency (Board of Inland Revenue) Welsh Office and Messrs Bob Parry & Co Limited.

My primary role within the firm is to provide opinions of market value to Lending Institutions and advice in supporting of secured lending in a wide variety of residential and commercial properties, up to a limit of £1,000,000.

I therefore have over thirty two year's post valuation experience in the valuation of residential and commercial properties within the geographical area and consider myself to have all necessary qualifications and experience to provide the court with an expert advice in this matter

9.0 Sources of Information

In providing this report I have relied on the information provided by the instructing client as referred to on the basis that this has been provided in an unambiguous manner and with the uttermost of good faith.

I have also undertaken my own research with regard to relevant matters, together with analysis of comparable sales utilising surveyor's comparable tools within the Rightmove platform, E.I.G. platform and discussions with local estate agents and Chartered Surveyors.

I have carefully considered the information and where reproduced I have taken the contents to be substantially accurate.

10.0 Property description

10.1 Location

The market town of Llanrwst is located due south of the coastal towns of Llandudno and Colwyn Bay and has access to the North Wales coast and the A55 dual carriageway via the A470 public highway.

The A55 dual carriageway is some eleven miles distant and provides excellent road communication links across the North Wales coast and further afield to the North of England and Midlands via the motorway networks.

The A470 is one of the main transportation routes between North and South Wales and this public highway runs through the centre of the town of Llanrwst.

The commercial centre of Llanrwst is relatively stable providing good local facilities for the town itself and a reasonably large rural hinterland.

The subject property is located on the fringe of the main commercial centre of Llanrwst within an area predominated by lockup retail units with rented or private living accommodation over.

The property's location for its use as a retail premises with living accommodation over is considered to be good in relation to its locality within the town centre.

10.2 Description

The property comprises of a three storey (in part) mid-terrace building which is currently utilised as a ground floor retail premises with self-contained living accommodation to the first and second floors.

The property would date to the 1870s being of random stone elevations rendered externally under a combination of pitched timber frame roofs clad in slate and composite tiles/asbestos slates. To the front pitch of the main roof, are three projecting dormers having a slate finish.

The rainwater fittings are of plastic construction.

The shop front has a projecting single glazed shop window which has a flat roof above.

The retail premises to the front have single glazed timber casement windows and recessed glazed doors.

The flats and the upper floors have UPVC double glazed doors.

The doors to the rear of the retail section are also of UPVC.

Internally the ground floor of the property has a solid floor whilst the upper floors are of timber board and joist construction.

Internal walls are a mainly of solid and partly of partition construction having a plastered finish as the inner faces of the outside walls.

The ceilings are a combination of modern plaster board construction.

The property is currently subdivided to provide a ground floor retail premises and two self-contained flats at first and second floor levels.

The flats are separately accessed via external steel staircases.

10.3 Accommodation

We wish to confirm measurement details within the report are derived from on-site measurements and are in accordance with the International Property Measurements Standards of the RICS where all floor areas provided being gross external.

The property has a gross external floor area of approximately 457m² being laid out as follows:

Ground Floor retail premises

Retail Premises, Stores, meeting room, kitchens and disabled toilets – 191.98m²
ITZA 99.29m²

Flat 29b

First Floor – Entrance hallway, bathroom - 9.2m², living room - 25.7m². kitchen diner - 18.76m².

Second Floor – Landing, bedroom 1 – 11.76m², bedroom 2 – 11.92m².

Flat 29a

Ground Floor – Entrance door leading to first floor.

First Floor – Bedroom – 9.52m², shower room – 3.92m², open plan living room kitchen diner – 22.01m².

Outside

The property has no curtilage to the front having direct access off the pedestrian highway.

To the rear of the property is an enclosed courtyard.

10.4 Site area

The whole site extends to approximately 308m².

10.5 Condition

A structural survey was not requested and indeed one was not carried out.

As to be expected with a property of this age, type and construction there is evidence of isolated penetrating and rising dampness.

The flats are suffering from condensation issues due to the lack of adequate heating and ventilation.

The rainwater fittings overhauling.

The roof coverings to the rear are composite tiles and may contain trace elements of asbestos. This type of tile has a limited life expectancy of between 50 – 60 years.

Overall Opinion

Generally, the property was found to be in significantly better condition than most commercial/composite properties within the town centre of Llanrwst.

The property was modernised to a good standard by the current owners but now is in need of maintenance to the external fabric of the building.

11.0 Legal and Statutory Enquires

11.1 Planning

The property has been utilised as a residential dwelling and is assumed to enjoy an existing A1 & C3 use rights under a Town and County Planning (Use Classes) Order 1987 (Amendments) 1995.

Conwy County Borough Council currently have an Adopted Local Development Plan.

The property is not located within an area of Outstanding Natural Beauty.

11.2 Listed Building & Conservation Area

The property is not a Listed Building. The property is located within a Conservation Area.

It is assumed for the purpose of this valuation report that all previous works to the property have been undertaken in accordance with Conservation Area consent.

11.3 Highways

The road abutting the property is understood to be adopted and maintainable by the local authority.

11.4 Council Tax and Rateable Value

The shop has a rateable value of £13,000.

Uniform business rate for the financial year 2024/2025 is 52.6p.

29a Denbigh Street is listed for Council Tax purposes as Band B.

29b Denbigh Street is listed for Council Tax purposes as Band A.

11.5 Tenure

We understand the property is Freehold.

It is understood that part of the property over 27 Denbigh Street has been sold on a long Lease for a term of 125 years from 2023.

It is assumed for the purpose of this valuation that the Freeholder and Leaseholder have the same repairing obligations to this section of the property.

For the purpose of this valuation report, I have assumed that there are no rights of way, easements, servitude, rights of light or escape that will adversely affect the future marketability or saleability of the property.

11.6 Occupational Leases or Other Agreements

The residential properties are subject to Occupational Leases.

I have not had sight of the Occupational Leases although I understand that 29a has a rental income of £575 pcm and 29b has a rental income of £695 pcm.

It is understood from Mrs. D. Berry that Flat 29a rental includes services as the flat is not separately metered.

For the purpose of this valuation report and to provide an opinion of market value of the property with vacant possession, I have assumed that the Occupational Leases are in line with current Welsh Government Legislation and that vacant possession could not be obtained within a period of 12 months.

11.7 EPC Rating

Flat 29a has an EPC rating of D (59) and flat 29b has an EPC rating of D (63).

The retail section of the property does not currently have an EPC.

Prior to a legal commitment to purchase, a valid EPC should be provided by the seller for the retail section of the property.

For the purpose of this valuation report I have assumed that the EPC for the retail section of the property would meet the current minimum requirements for letting purposes.

12.0 Environmental Issues and contamination

I am unaware of any environmental issues that would materially affect the property in the foreseeable future.

I am unaware of any environmental reports which may have been undertaken to the subject property.

The property, and its immediate locality to the best of our knowledge has not been used for the storage of oil products.

The property and its immediate locality to the best of our knowledge has never been used for the manufacture, store or sale of hazardous and toxic material such as chemicals, petroleum products, pesticides, fertilised, acids, asbestos, explosives, paints.

To the best of my knowledge the property is not on or near a landfill site.

To the best of my knowledge there are no storage tanks below ground.

There are no incinerators or chimneys giving off heavy emissions.

I am unaware of any adverse ground conditions in and/or users of the adjoining properties which might give rise to soil contamination.

12.1 Radon Gas

The property is located in an area where the potential of naturally occurring radon gas is between 5 -10%.

12.3 Flood Risk

The property is located within an area identified by Natural Resources Wales of being at risk of flooding from surface water. The property is in close proximity to an area which is currently under review.

Legal advisors should take all necessary precautions in relation to flood risk and should ascertain a detailed flood report prior to a legal commitment to purchase.

13.0 Services

The property is understood to have all mains services.

Flat 29b is understood to separately serviced for gas and electricity.

Flat 29a, shares its services with the retail section of the property.

Prior to a legal commitment to purchase you should undertake a full electrical test and review the service record for the heating system.

14.0 Marketing and market conditions

14.1 Marketing

The property has been marketed by Ewan M Willaims for £395,000 since the 16th February 2023.

14.2 Market Conditions

Generally, the market demand for retail premises within Llanrwst and similar small settlements is fair at best.

The property has the advantage of having two self-contained residential units which can provide an additional income or owners accommodation.

The market town of Llanrwst is one of the more stable retail markets within the rural hinterland of Conwy due in part to the limited amenities within the Conwy Valley and the distance from the A55 dual carriageway and the principal retail town of Llandudno.

15 .0 Market Value

15.1 Valuation principals

The valuation given below is the market value of the property. The market value of the property is defined as:

'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'

The Freehold Market Value of the above as defined: -

MV1 – £322,000

MV2 - £292,000

MV3 – Retail £112,000

Flat 29a £80,000

Flat 29b £110,000

I have been furnished with a copy of the profit and loss accounts for the business and the net profit is £16,827. This includes the flat income of £7,260.

In providing my opinion of the value of the business, I have adjusted the net profit by taking out the rental income from the flats and added back items such as bank charges, depreciation and motoring expenses.

The adjusted net profit is in the order of £15,000.

Comparable Sales

In providing my opinion of Market Values I have had regard to the following sales: -

1. 18,20,22 Watley Street, Llanrwst

The property sold on the 18th August 2023 for £285,000. The property was originally three premises and now has a large retail area which is 97.27m² ITZA and five flats. Two of the flats were let at £37 per week, two flats were let at £85 per week and one flat was let at £100 per week.

The two flats let at £37 per week were not considered too habitable.

This equates to a yield of 9% for the residential section of the property and 14% for the retail section of the property.

2. Albert House, 18 Denbigh Street, Llanrwst LL26 0LL

The property sold on the 22nd July 2024 for £70,000. The property is a ground floor retail premises with a two bedroom flat above.

3. 21 Madoc Street, Llandudno LL30 3TC

The property sold on the 25th April 2024 for £90,000. The property comprises of a ground floor retail premises with a two bedroom flat over.

In providing my opinion of market value of the bricks and mortar of the property I have utilised a yield of 12% for the retail section of the property due to its condition and proximity towards the town centre.

As regards the residential section of the property I have utilised a yield of 9%.

16. Reinstatement

We would estimate a minimum reinstatement cost of £1,400,000.

Limitations

This valuation report is private and confidential to Bys Y Bwyd Pawb their financial and legal advisers. It may not be broadcast copied either partly or at whole without the prior consent of Bob Parry (Survey & Valuation) Limited.

A handwritten signature in blue ink, appearing to read 'G D Thomas'.

Signed:

Dated: 24th February 2025

Mr Gareth D Thomas BSc (Hons) MRICS

Registered valuer RICS number 0090906