



To whom it may concern,

I was instructed to market the commercial property Yr Hen Fanc by Richard Corbett in November 2022.

The marketing report for **Yr Hen Fanc, New Road, Glyn Ceiriog, LL20 7HE** is as follows:

The property was marketed on 14th November 2022.

One viewing has taken place at the property on 24th April 2023, the viewing feedback being that the premise was too small for his business needs.

The asking price has remained at a realistic value of £150,000.

There have been only two other enquiries on the property, to which they did not proceed to view.

Yr Hen Fanc has been advertised on our online portals being, Rightmove, Zoopla, Prime location, and Roger Parry and Partners website along with the office display window.

The property has appeared in 27880 property searches with 1736 people clicking to read further full details.

I have no pending enquires on the property.

If you have any questions relating to any aspect of this report please do not hesitate to contact our office.

Your sincerely

Lucie Bromley

Valuer

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