

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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NEW



16 Queen Street, Rhyl, Denbighshire LL18 1RY
£95,000

AVAILABLE FREEHOLD

A lock up shop situated in a prominent position in a recognized trading area of the town with a number of other established businesses. The shop is within close proximity to the Town Centre and would be suited to a number of businesses subject to necessary consents and offers an internal floor space of circa. 425 sqft.



GROUND FLOOR

Shop

Covered entrance way with illuminated glazed display cabinets either side which are 17'6 x 3'8 / 5.33m x 1.12m. Glazed door to

Main Shop 13'8 x 26'6 (maximum measurements) (4.17m x 8.08m (maximum measurements))

Laminate flooring with suspended ceiling having inset spotlights. Power points and electric meter cupboard.

Frontage: 13'8 / 4.17m

Maximum Depth: 26'6 / 8.08m

Overall Area: circa. 425 sq ft

Rear Hall

Front Room 9'9 x 10'10 (2.97m x 3.30m)

Centre Room 8' x 12' (2.44m x 3.66m)

Rear Room 8'10 x 12' (2.69m x 3.66m)

Rear Lobby

Door to exterior.

Staff Area Off 6' x 5'10 (1.83m x 1.78m)

Sink unit, work surface, power points and vinyl floor covering.

Toilet Off

Close couple WC, wash hand basin and vinyl floor covering.

FIRST FLOOR

Centre Room 13' x 12'3 (3.96m x 3.73m)

Fluorescent strip lights.

Front Room 8'8 x 12'2 (2.64m x 3.71m)

Fluorescent strip lights.

Toilet Off

WC and wash hand basin.

Rear Store 25'6 x 16' (7.77m x 4.88m)

Stairs to

Mezzanine Area 24' x 16'3(rear) 11'1 x 16'2(front area) (7.32m x 4.95m(rear) 3.38m x 4.93m(front area))

Mains water, electric and drainage.

Directions

Walking from the Agents office turn right onto Russell Road and take the first right onto High Street. Proceed up High Street taking the first left onto Market Street and turn right at the end onto Queen Street and Number 16 will be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 9th October 2020
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. The property is located in a Conservation Area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		

England & Wales EU Directive 2002

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

England & Wales EU Directive 2002



Regulated by RICS
David K. Jones BSc(Hons) FRICS Registered Valuer
Nicholas Redfearn

