

130 High Street | Prestatyn | LL19 9BN

Price £128,000

This two storey premise stands on a prominent corner position situated on Prestatyn's High street enjoying good footfall and passing trade. The property was formerly trading as a retail shop with a floor space of approx. 1000sqft with rear store room and ancillary space to the first floor. The property is in need of refurbishment and offers a good investment opportunity to convert the upper floor into residential accommodation subject to any necessary planning consents.

- INVESTMENT OPPORTUNITY
- PROMINENT POSITION
- GROUND FLOOR RETAIL SPACE
- FIRST FLOOR ROOMS

## LOCATION

Prestatyn is a seaside resort located via the A548 Coast Road providing easy access to surrounding towns, Chester and beyond. The town centre has traditional independent shops that now stand side by side with a modern retail park that boasts major retailers such as Marks & Spencer, Tesco, Next and many more.

## ACCOMMODATION

Double doors into:-

## MAIN RETAIL SPACE

(14.87m x 6.43m)

## ACCESS TO STORE ROOM

## STAIRS LEADING UP TO:-

### FIRST FLOOR LANDING

(6.68m x 2.98m)

## ROOM ONE

(3.30m x 1.79m)

## ROOM TWO / BATHROOM

(3.23m x 1.75m)

## ROOM THREE

(3.91m x 3.27m)

## ROOM FOUR

(2.71m X 2.04m) .

## ROOM FIVE

(6.44m X 3.92m)

## ROOM SIX

(3.76m x 3.05m)

## ROOM SEVEN

(1.44 x 1.34)

## DIRECTIONS

From the Prestatyn Office proceed right onto Meliden Road, taking the right exit on the mini roundabout, proceed along Ffordd Penrhwylyfa to the bus station and taking the right exit at the traffic lights. Bear right up through the main town centre and the property can be found on the right hand sign by way of 'Commercial board'.

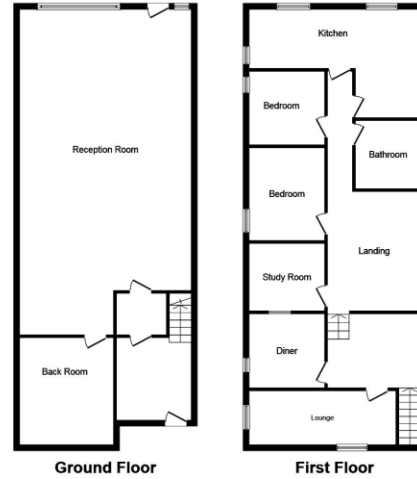
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## SERVICES

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.

## RATEABLE VALUE

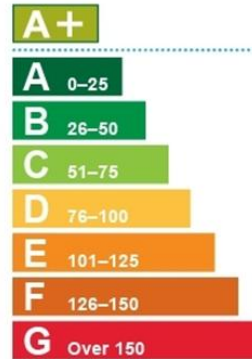
£11,500 (Current rating list)



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Energy Performance Asset Rating

More energy efficient



101 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

## LOCAL AUTHORITY

Denbighshire Council

## Contact Details

19 Clwyd Street

Rhyl

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## TENURE

Freehold

## DATE

16th October 2020,

rev 16/4/21

Rev 08/06/2021