

## RETAIL/RESIDENTIAL PROPERTY – FOR SALE

18 WELLINGTON ROAD  
RHYL  
DENBIGHSHIRE  
LL18 1BG



REGULATED  
BY RICS

ESTATE OFFICE

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## **DESCRIPTION**

The property comprises spacious prominent ground floor shop premises with upper parts in a main thoroughfare of mixed-use retail and commercial outlets,

The property is brick built with rendered elevations and a slate roof.

## **LOCATION**

Located on Wellington Road in a popular shopping district within ten minutes walking distance of the promenade, the railway station and close to all amenities.

## **ACCOMMODATION**

### **Ground Floor**

Retail Sales Area

743 sq ft - WC off

86 sq ft – Potential Kitchen

### **First Floor/Second Floor**

Vacant Self contained flat with independent access comprising Entrance Hall, First Floor Living Room, Lounge, Study. Second Floor Two Bedrooms, Shower Room/WC, Kitchen (Plumbing in place requiring installation of sink, base and wall units.

Gas fired central heating

Externally - Open yard area to rear.

## **RATEABLE VALUE (2017 LIST)**

£10,750

**COUNCIL TAX** – Not yet assessed.

## **TERMS**

Our clients are seeking £135,000 for the freehold interest.

## **VAT**

Prices, outgoings are exclusive of, but may be subject to, VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate can be made available to interested parties.

## **PLANNING**

The current use of the premises is A1 Retail/A3 Coffee Shop/C3 Residential. Interested parties should make their own enquiries of the Planning Department of Denbighshire County Borough Council for alternative uses.

## **VIEWING**

By arrangement with the sole agents **Richard Baddeley & Company – 01492 580680.**

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.

Subject to Contract