



Water Street, Rhyl

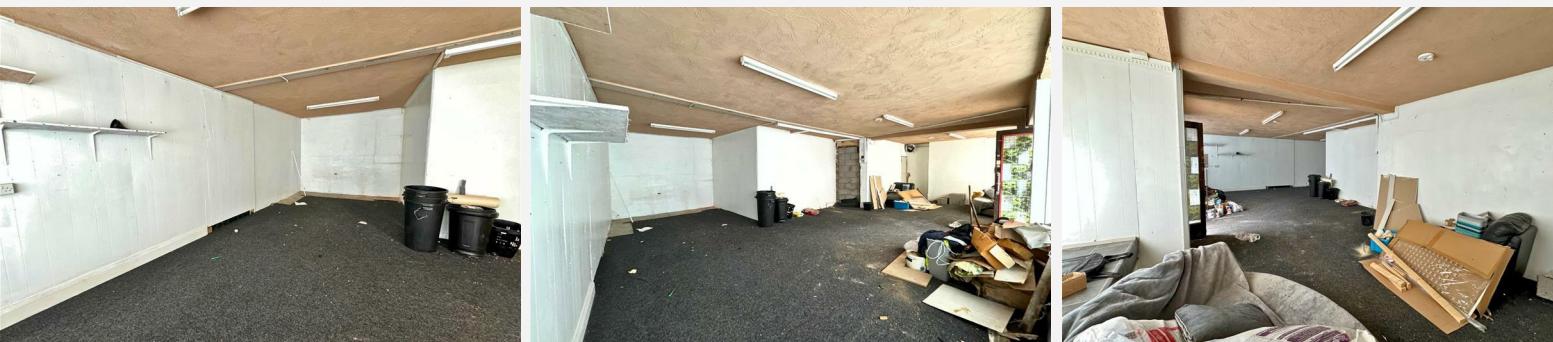
Offers In The Region Of £150,000

An excellent opportunity to acquire an end-terraced commercial shop unit with spacious living accommodation above, ideally located in the heart of the town centre and only a short distance from the beachfront and promenade.

The ground floor features a large double-fronted shop area offering excellent visibility and footfall. The layout provides flexible space suitable for a variety of purposes. To the rear of the shop there are additional storage areas and access to a private yard, offering further potential for deliveries, stock, or workspace.

Above the commercial premises is a self-contained three-bedroom flat offering good-sized accommodation. It is currently let to a tenant, producing a rental income of £1,000 per month.

Key Features:
End-terraced commercial property in a central location



Open Porch

With double doored access to

Shop

25'4 x 26'3 (7.72m x 8.00m)

With carpet, power points and strip lighting

Directions

From the Agents Office proceed on foot to the High Street. Proceed up the High Street taking the third left onto Sussex Street, proceed along across Queen Street and the property will be found on the left hand side of Water Street.

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 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. The vendor of this property is one of the owners of Jones & Redfearn



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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