

## Bryn Awel, High Street, Rhuddlan, Denbighshire LL18 2TU

Offers Over £130,000

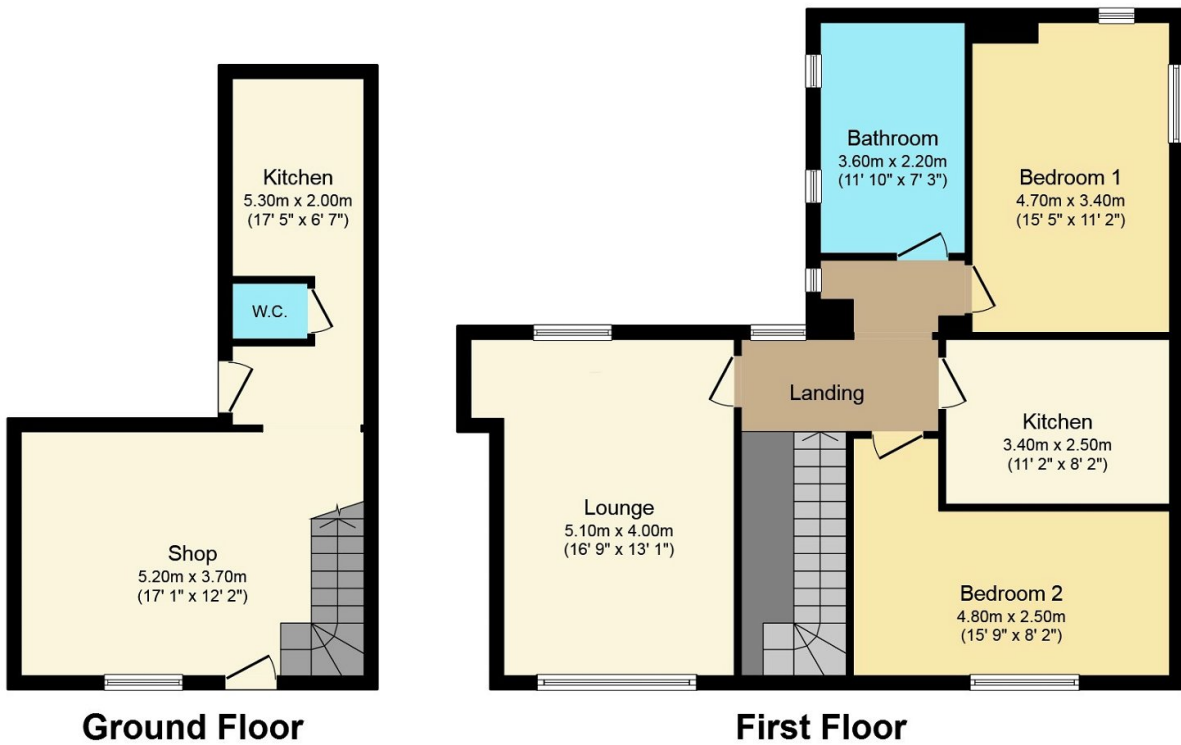
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An opportunity to acquire a Grade II lucrative flying freehold investment which comprises a long established retail shop and a first floor two bedroom flat. The properties are situated in a prime High Street village location along side a variety of thriving mix of businesses. Having tenants in situ for both shop & flat, this is a lucrative investment. (The shop area with the blue door and window frame are not included in this sale).

## Key Features

- INVESTMENT OPPORTUNITY
- TWO BEDROOM FIRST FLOOR FLAT
- LUCRATIVE INVESTMENT
- SHOP - EPC - D
- COUNCIL TAX BAND - FLAT - B
- RETAIL SHOP ON HIGH STREET
- TENANTS IN SITU
- POPULAR VILLAGE LOCATION
- FLAT - EPC - D
- FLYING FREEHOLD



Total floor area 107.5 m<sup>2</sup> (1,157 sq.ft.) approx

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