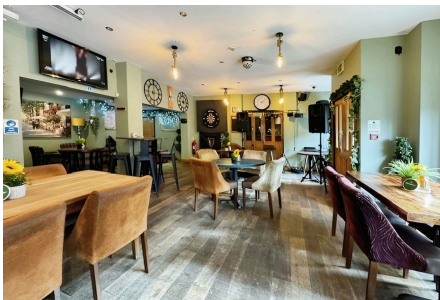


## 151 High Street, Prestatyn, Denbighshire LL19 9AS

£250,000

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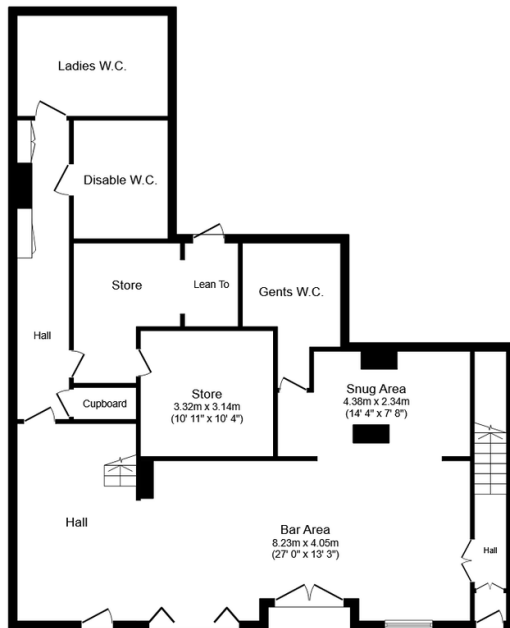


An opportunity to acquire a substantial commercial property situated in a prime High Street location arranged over two floors. It has been established as a bar and restaurant for a number of years and is offered freehold with the benefit of an existing tenancy which expires on 31st May 2028. It offers extensive versatile accommodation which lends itself to further development opportunities.

**DIRECTIONS** On foot from the Prestatyn Office turn right onto Meliden Road and turn left and proceed down the High Street where the premises can be seen on the right hand side.

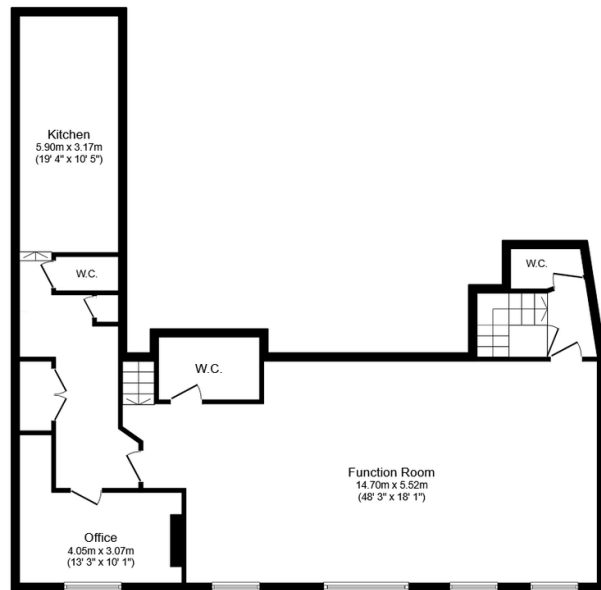
## Key Features

- SUBSTANTIAL COMMERCIAL BUILDING
- PRIME HIGH STREET LOCATION
- ARRANGED OVER TWO FLOORS
- TWO SEPARATE ENTRANCES
- ESTABLISHED BAR TO THE GROUND FLOOR
- FORMER RESTAURANT TO THE FIRST FLOOR
- YARD TO THE REAR
- EXCULDING FIXTURES & FITTINGS
- FREEHOLD
- VIEWING BY APPOINTMENT ONLY



### Ground Floor

Floor area 123.9 sq.m. (1,334 sq.ft.)



### First Floor

Floor area 109.4 sq.m. (1,177 sq.ft.)

Total floor area: 233.3 sq.m. (2,511 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)