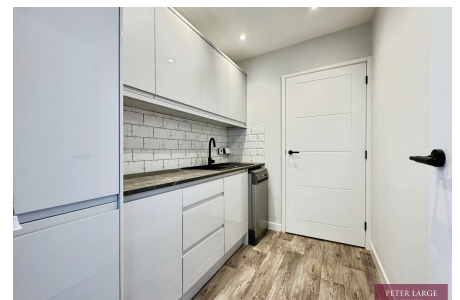


## James Building, 4A Rhuddlan Road, Rhyl, LL18 2PW

Offers Over £150,000

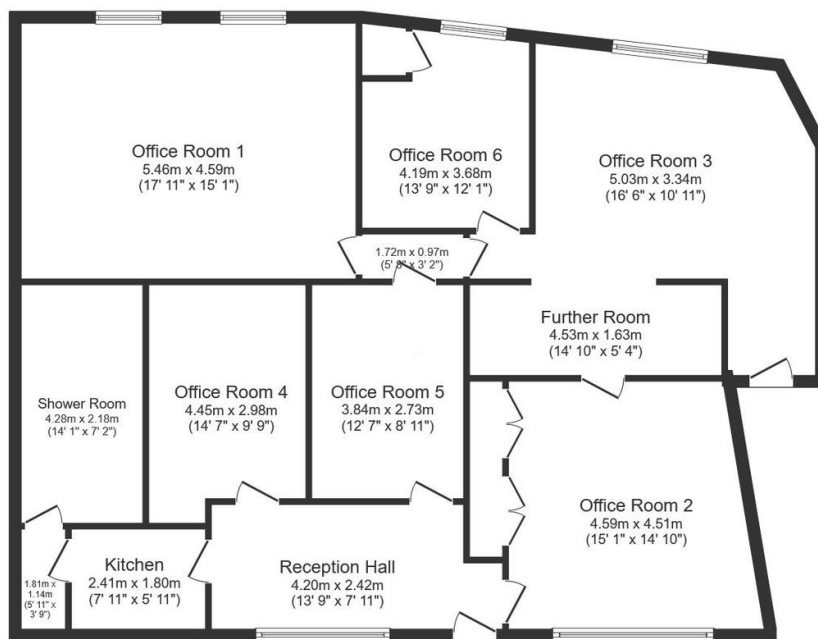
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Presenting an opportunity for investors is this commercial property which is situated on the highly frequented Rhuddlan Road, standing in a level location. The heart of this building is made up of six purposeful office rooms, offering a spacious and functional environment suited for a variety of business needs. Each room is well appointed, contributing to a work space of high standards. There is a dedicated kitchen which provides an area for staff respite and a shower room, adding an additional functional element. As an added benefit, the outside of the property includes a large brick built store within a rear yard. The property did have planning permission which has now expired for a detached bungalow or a pair of semi-detached houses. Please call our office for more information.

## Key Features

- Investment opportunity
- Plans for bungalow or semi-detached houses
- Convenient location
- Parking on site
- Freehold
- Residential development opportunity
- Rear store
- Six offices
- EPC - B
- Instructed 17/07/2025, Price adjusted 27/10/25



**Floor Plan**

Floor area 160.7 sq.m. (1,730 sq.ft.)

Total floor area: 160.7 sq.m. (1,730 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)