

williamslettings



36 High Street, Prestatyn, LL19 9BB

£15,000 Per Annum

Nestled in the heart of Prestatyn, this property on High Street presents a unique opportunity for those seeking a prime location in a bustling shopping town. The shop boasts excellent visibility from the main road, ensuring a steady flow of foot traffic, which is ideal for commercial use.

Prestatyn is known for its vibrant community and diverse range of shops, making it a popular destination for both locals and visitors alike. The high street is a hub of activity, offering a variety of amenities and services that cater to everyday needs.

Main Shop

29'6" x 15'8"

Comprising of window front to front and side elevation, carpeted flooring, lights, sockets and display boarding.

Bathroom

7'6" x 4'3"

Comprising of wash basin, lights and small kitchen area.

WC

Store room

7'6" x 4'3"

With lights.

Store Room

With lights, display board and double door leading to the rear elevation.





Floor Plan

Floor area 43.6 sq.m. (469 sq.ft.)

Total floor area: 43.6 sq.m. (469 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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