



**108 Vale Street, Denbigh, Denbighshire,
LL16 3BS**

£330,000



EPC - null

Council Tax Band - A

Tenure - Freehold

Vale Street, Denbigh

0 Bedrooms - Shop

****INVESTMENT OPPORTUNITY** TO BE SOLD AS GOING CONCERN.** The property occupies a prime retail position fronting the main high street in the heart of this historic market town in the Vale of Clwyd. Offering extensive accommodation including a two bedroom first floor flat with garage, top floor two bedroom flat and two bedroom middle flat. Two shop units to the front with additional kitchen, W.C and storage rooms. Viewing highly recommended. EPC rating D89.



Financial Details

Flat 1 - £367.50 pcm

Flat 2 - £550.00 pcm

Flat 3 - £575.00 pcm

Chiropodist - £367.50 pcm

Hairdressers - £572.00 pcm

Total - £2,472.00 pcm

Per annum- £29,184.00

Flat 1

With Two Bedrooms, Lounge, bathroom, Kitchen and Gas Central Heating

Flat 2

One Bedroom, study, Lounge, kitchen and bathroom. Gas Central Heating and Double Glazing

Flat 3

Two Bedrooms, Lounge, Fitted Kitchen, bathroom, gas central Heating, uPVC Glazing, off Road Parking And Double Garage



Chiropodist

16'0" x 10'1" (4.88 x 3.07)

Office Front

Chiropodist Back Room

17'0" x 9'5" (5.18 x 2.87)

Changing Room

4'2" x 3'8" (1.27 x 1.12)

Bathroom

5'0" x 5'1" (1.52 x 1.55)

With WC and sink with mixer taps.

Utility Room

9'10" x 4'4" (3.00 x 1.32)

With worktop surfaces and drainer sink with mixer taps.

Hairdressers

21'9" x 18'0" (6.63 x 5.49 (6.62 x 5.48))

Shop Front.

Hairdressers Back Room

18'4" x 17'6" (5.59 x 5.33)

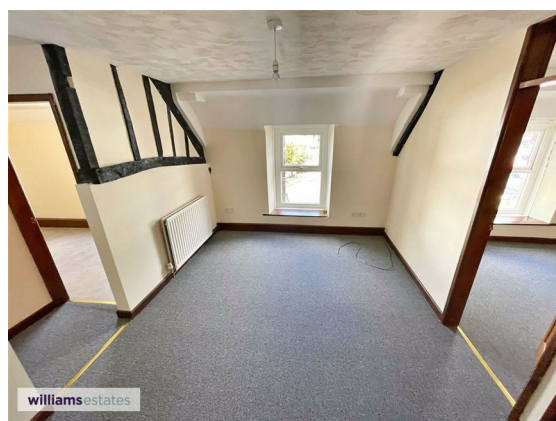


Hairdressers Back Room 2
5'4" x 12'5" (1.63 x 3.78)


Hairdressers Bathroom
4'8" x 7'11" (1.42 x 2.41)

Directions

From our Denbigh office head down Vale Street and the property can be located near the bottom of the hill on your right hand side.



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	

williamsestates

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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.