

williams estates



**Retail Unit, 58-60 High Street,
Denbigh, LL16 3LB**

£180,000



EPC - TBC

Council Tax Band - TBC

Tenure - Freehold

SUMMARY

Available for long term let also. £1,250.00 pcm.

Planning is underway for two shops (not yet granted) - The current owners would sell as a whole, or rent the two shops individually.

This property spans three floors, with the ground floor previously serving as a banking hall. The upper floors, once used for ancillary storage, offer potential for residential conversion, subject to planning approval.
Easily converted to two units.

Denbigh, a charming market town in Denbighshire, Wales, is nestled in the Vale of Clwyd. Conveniently located just 5.8 miles from the A55, Denbigh provides easy access to major cities such as Chester, Liverpool, and Manchester.

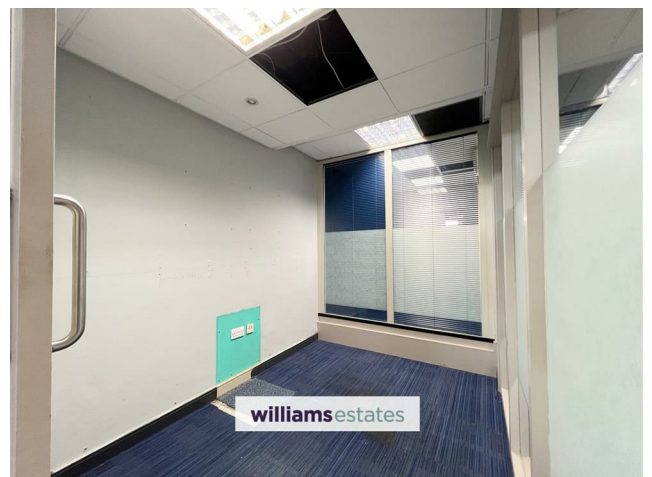


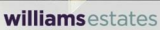
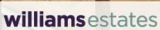
Square Footage
1,754sqft

Ground Floor
23.3 square metres - 1326.7 sq. feet

First Floor
21.8 square metres - 1310.5 square feet

Second Floor
116.4 square metres - 1252.4 square feet

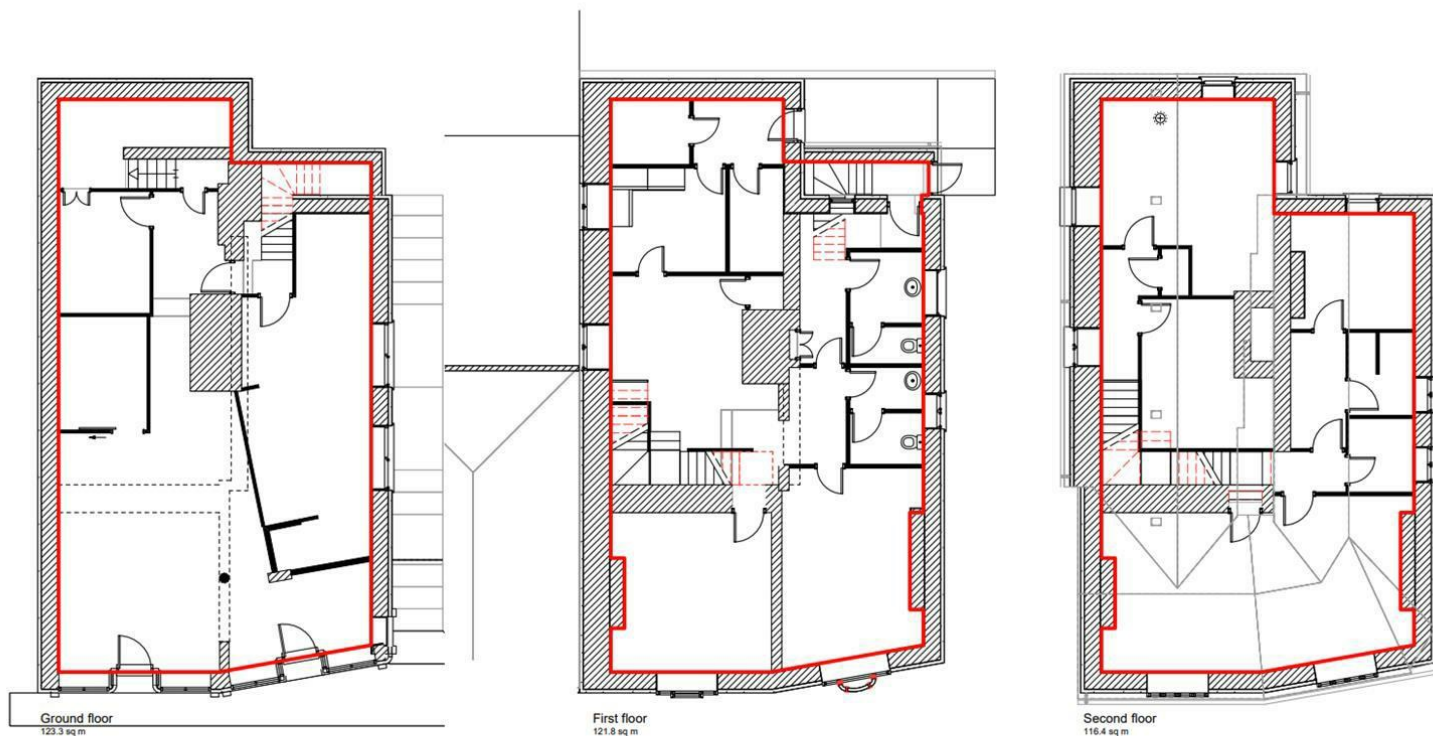












EXISTING

Energy Efficiency Rating

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

Call us on
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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.