

**Tatty Mutts Dog Groomers, 15 Rhyl Road, Denbigh, Denbighshire, LL16 3DT**

**£90,000**

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**EPC - D68 Council Tax Band - Tenure - Freehold**

# Rhyl Road, Denbigh

## 0 Bedrooms - Shop

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

A detached commercial property situated on Rhyl Road, Denbigh which enjoys a superb location. Having a good size shop floor to the front and rear which has potential for any business purposes. Also having W.C, kitchen and a good size rear yard. Further benefits include security system and double glazing. Viewing highly recommended.



### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT.

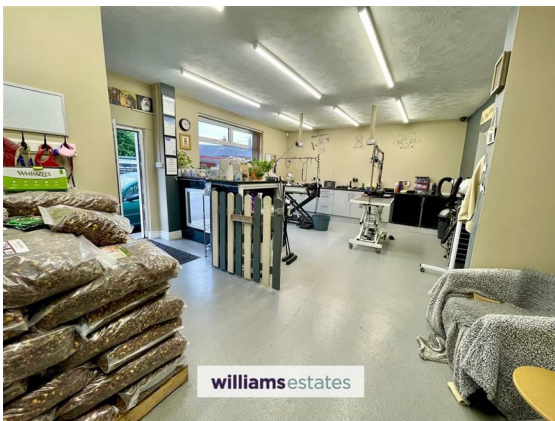
This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



### Shop Floor

26'6" x 17'5" (8.101 x 5.316)

### Rear Shop

19'11" x 15'2" (6.077 x 4.633)

### Kitchen

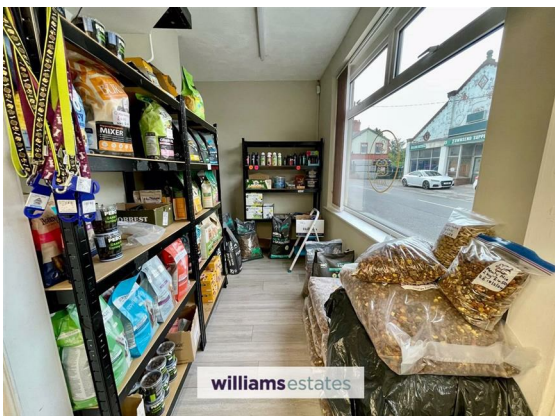
9'6" x 4'0" (2.899 x 1.243)

With base unit and work surface over, stainless steel sink and power points.

### W.C

7'10" x 3'3" (2.410 x 0.992)

Low flush W.C and basin.

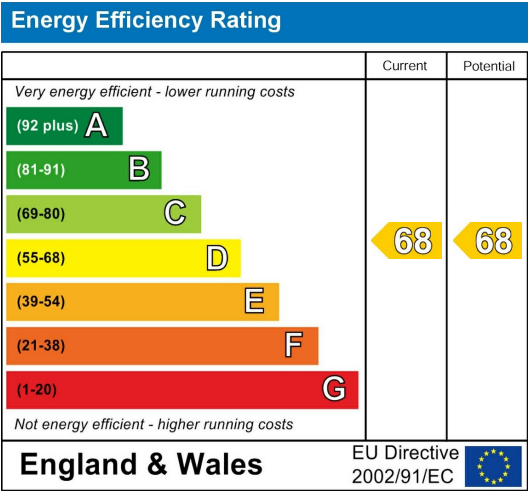


### Outside

A good size enclosed yard to the rear with access to the main road.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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.