



# FOR SALE

## Prominently Located Development Site

Situated on the edge of the Town Centre on junction of Victoria Road, Marine Road and Bastion Road

Suitable for a variety of alternative uses, subject to planning, including retail and residential

Site totals approximately 1.9 acres (0.80 hectares)

Territorial Army Premises  
1 Marine Road  
Prestatyn  
LL19 7HA



**Promap**  
LANDMARK INFORMATION GROUP

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## Location

The subject site is located to the North of Prestatyn Town Centre at the corner junction of Victoria Road with Marine and Bastion Roads. The immediate area is predominantly residential with other uses including retail and roadside.

The junction of A548 with B5120 forms the main access way into Prestatyn town centre and is situated near to the towns railway station.

Prestatyn has an established vibrant town centre which includes a large number of multi-national occupiers including Marks & Spencer, River Island, Next, TK Maxx, Sports Direct, Boots and Poundland.

## Description & Accommodation

The subject site is occupied as a training and defence facility and comprises a total of approximately 1.9 acres (0.80 hectares).

The accommodation onsite is constructed of brick elevations under part pitched part flat roof. The buildings are of 3 storeys to the front and single rear build, with front subdivided into offices, mess, barracks and ancillary space with rear providing open warehouse/stores facility. To the rear section of the site is a substantial yard area with rear grass land.

Gated vehicular access to the facility is provided off Marine Road with pedestrian access provided at the junction.

## Tenure

We understand the property is held on a freehold basis.

## Development Potential

The site benefits from permitted use as a training reserve centre, but offers the potential for a variety of alternative uses, subject to planning, including the potential for development of residential accommodation, care home facility, retail use, drive thru restaurant, public house, etc.

Further information on planning available on application.

## Price

On application to agents.



## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

Copy EPC available on request.

## Legal Costs

Each party to bear their own costs incurred in the transaction.

Access strictly by appointment only.  
Unaccompanied visitors will not be permitted onsite.

For further information please contact:

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