



**Office at 2b Sandy Lane, Prestatyn,  
Denbighshire, LL19 7SG**

**£120,000**

**EPC - TBC**

**Council Tax Band - Exempt**

**Tenure - Freehold**

# Office For Sale - Sandy Lane, Prestatyn

A rare opportunity to acquire spacious office space within walking distance to the town centre amenities, bus and train stations and seaside promenade. The accommodation affords three spacious offices, kitchen, WC and rear store room. To the outside there is parking to the rear and a small rear yard. Available with no onward chain.



## Accommodation

Via timber glazed door with matching side panels leading into office one.

## Office One

13'08 x 12'10 (4.17m x 3.91m)

Having lighting and power, radiator and opening leading into office two.

## Office Two

12'09 x 11'07 (3.89m x 3.53m)

Having lighting and power, radiator and window to the rear elevation.

## Hallway

Having lighting and radiator.

## Office Three

12'02 x 12'00 (3.71m x 3.66m)

Having power and lighting, radiator, built in storage cupboard and window to the side elevation.

## WC

Having WC, hand wash basin and window to the side elevation.

## Kitchen

12'10 x 6'08 (3.91m x 2.03m)

Having base and wall unit, worktop surface, stainless steel sink and drainer with mixer tap over, tiled splash back, power and lighting, double glazed door allowing access to the rear yard and door leading to the rear store room.

## Store Room

11'04 x 7'05 (3.45m x 2.26m)

Having power and lighting and window to the side elevation.

## Outside

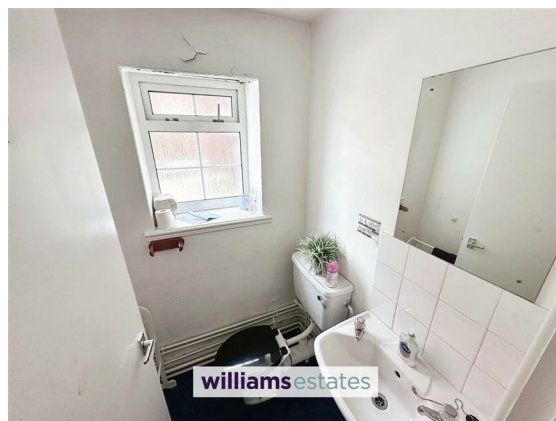
The property is approached via a driveway providing off street parking. The yard to the rear being gravelled for ease of maintenance.

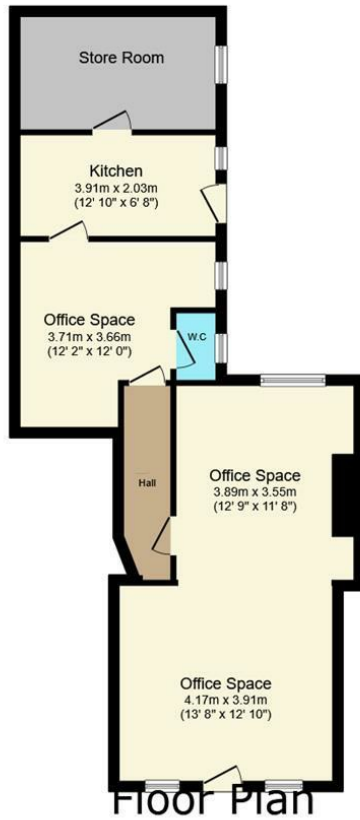
## Directions

Proceed from the Prestatyn office to the mini roundabout



turning right onto Ffordd Pendyffryn. Continue along to the top of the bridge turning left onto Sandy Lane taking the first turning right and the property can be found on the left hand side.





Floor Plan  
Floor area 65.3 m<sup>2</sup> (703 sq.ft.)

TOTAL: 65.3 m<sup>2</sup> (703 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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.