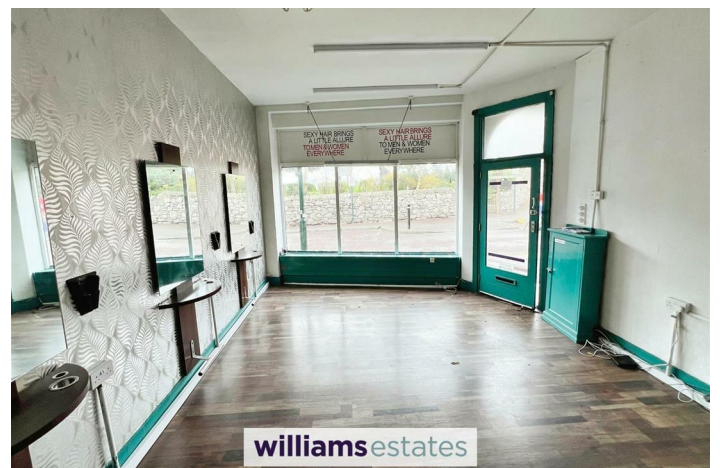
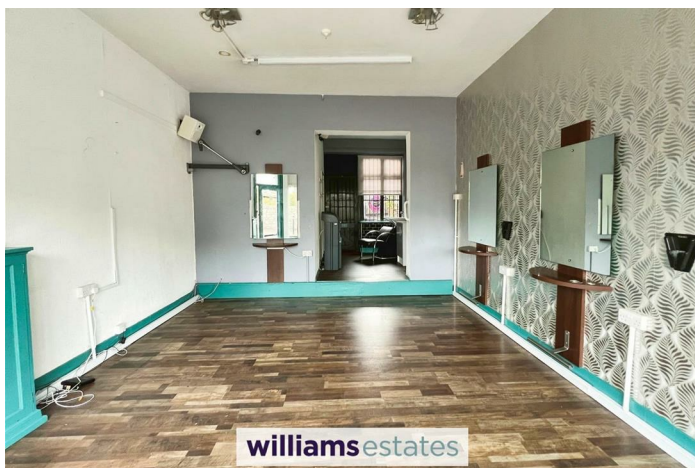


# williams estates



**138 High Street, Prestatyn,  
Denbighshire, LL19 9BN**

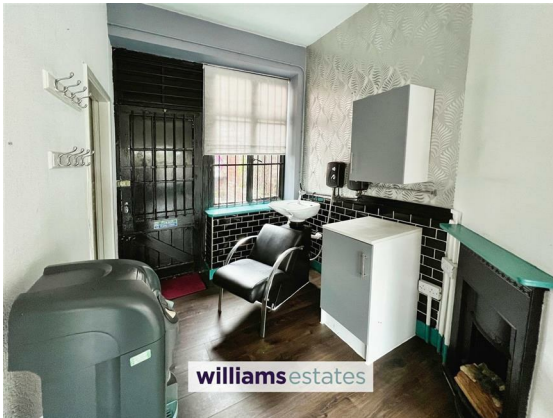
**£95,000**

**EPC - null    Council Tax Band - Exempt    Tenure - Freehold**



# High Street, Prestatyn Shop

Introducing a fantastic opportunity to lease a good-sized ground floor shop unit on Prestatyn High Street! This commercial shop is within walking distance of all local amenities - including the town's bus and railway stations. The shop unit briefly comprises of a fair sized shop front, kitchen area and W.C. Internal viewing is highly advised to fully appreciate.



## Accommodation

Via a glazed door, leading into the;

## Shop Floor

26'11" x 14'0" (8.20m x 4.27m)

Having lighting, power points, internet access point, cupboard housing the consumer unit, single glazed windows to the front and step up leading to an additional area which has lighting, fireplace, glazed window on to the rear, fire exit door to the rear and doors off.

## Kitchen Area

9'0" x 5'9" (2.74m x 1.75m)

Having lighting, power points and washing facilities.

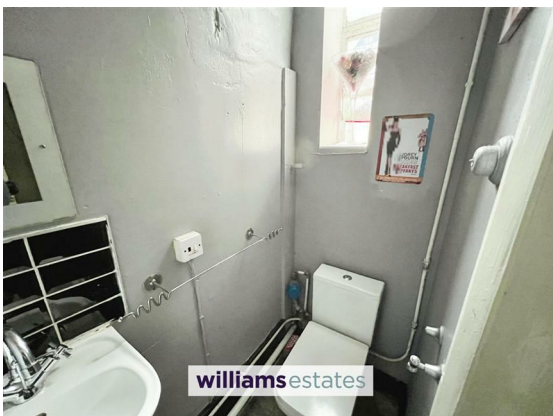
## W.C.

4'11" x 2'9" (1.50m x 0.84m)

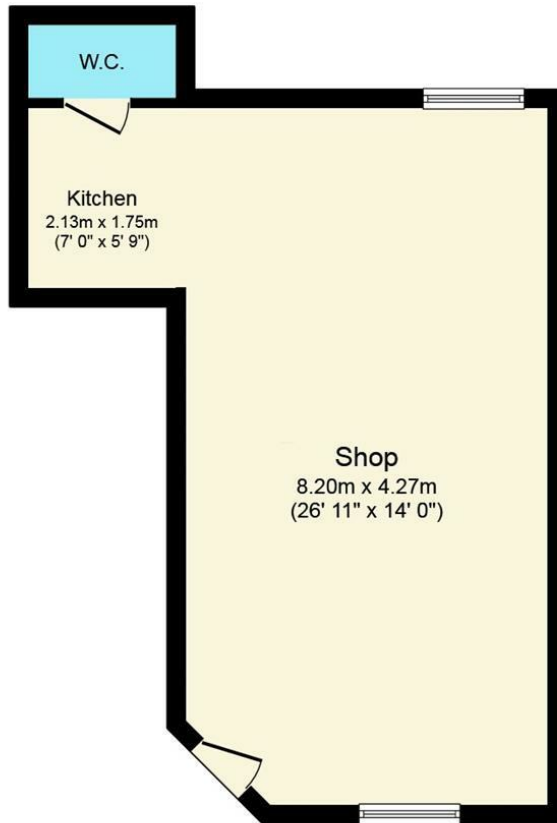
Having lighting, hand wash basin with stainless steel tap over, low flush W.C., and an obscure glazed window to the rear elevation.

## Directions

Walking from our Prestatyn Office, please head towards the High Street, passing Bar 236. Continue down the High Street and the shop unit can be found on your left hand side.







**Floor Plan**

Total floor area 40.2 m<sup>2</sup> (432 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**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>		
(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  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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.