

# williams estates



**150 & 152a High Street, Prestatyn,  
Denbighshire, LL19 9BN**

**£179,950**

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



# High Street, Prestatyn

## Shop & Two Bedroom First Floor Flat

TO BE SOLD WITH TENANTS IN SITU, WITH THE SHOP HAVING LONG TERM TENANTS. An opportunity to acquire a freehold investment currently housing a well-established Beauty Salon & a spacious first floor two bedroom flat both being refurbished throughout together with recently installed gas central heating and boilers. Prominent High Street location providing sought after retail and residential units achieving a high foot-fall each day and welcoming ample tourists and shoppers all throughout the year. Please contact our Prestatyn Branch on 01745 888900 to enquire.



### First Floor Flat ;

#### Accommodation

Via a uPVC double glazed front door with obscure panelling leading into the;

#### Kitchen

13'11" x 11'8" (4.24 x 3.56)

Fitted with a range of modern wall, drawer and base units with complementary worktops over, an integral cooker with induction hob over and extractor hood above, cupboard housing the central heating boiler, tiled splashbacks, uPVC double glazed windows to the rear and side and a door providing access into the ;

#### Inner Hallway

Having lighting and doors off.

#### Shower Room

7'7" x 6'0" (2.31 x 1.83)

Having a walk in shower enclosure with wall-mounted shower, vanity hand wash basin and low flush WC, tiled walls and floor and a uPVC double glazed obscure window to the front.

#### Bedroom Two

7'8" x 6'0" (2.34 x 1.83)

Having lighting, power points, radiator and a uPVC double glazed window to the side.

#### Bedroom One

13'4" x 12'11" (4.06 x 3.94)

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

#### Living Room

17'1" x 14'9" (5.21 x 4.50 (5.20 x 4.49))

Having lighting, power points, radiator and a large uPVC double glazed window to the front.

#### Outside

The property is approached via a metal framed stair case leading to the accommodation and to the left is a concrete path and steps leading to a garden area with stone chippings and ample potted plants and shrubs.



Shop ;

### Accommodation.

Via a timber framed door leading into the ;

### Shop Floor

36'6" x 17'1" (11.13 x 5.21 (11.12 x 5.20))

Currently being used as a beauty salon, benefitting from ample power points, lighting, radiators and large glazed windows to the front.

### Store Room

11'4" x 7'9" (3.45 x 2.36)

Currently being used as a treatment room with base units with worktop over, vanity hand wash basin, lighting and power points.

### Kitchen

11'1" x 7'1" (3.38 x 2.16)

Having base units with worktops over, power points, lighting radiator, space for dining, obscure glazed window to the side and a door leading into the ;

### Utility / Storage Room

7'5" x 4'6" (2.26 x 1.37)

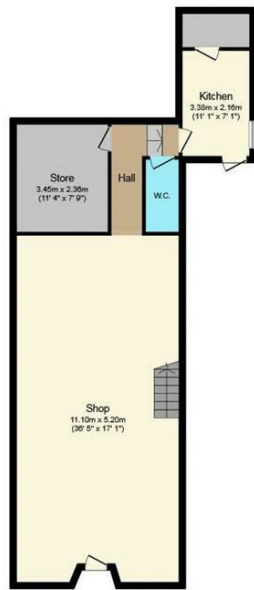
Having lighting, power points, wall mounted central heating boiler and a glazed window to the side.

### Additional Notes

Both shop and flat are to be sold with tenant in situ, with the shop being long term tenants. The current rent per calendar month achieved collectively between the shop and flat is £1325.00. The council tax band for the flat is B. The shop is subject to business rates.

The roof is build from concrete material and is solid construction.





## Shop Unit

Floor area 85.3 sq.m. (918 sq.ft.) approx



## Flat

Floor area 76.2 sq.m. (820 sq.ft.) approx

Total floor area 161.5 sq.m. (1,738 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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.

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