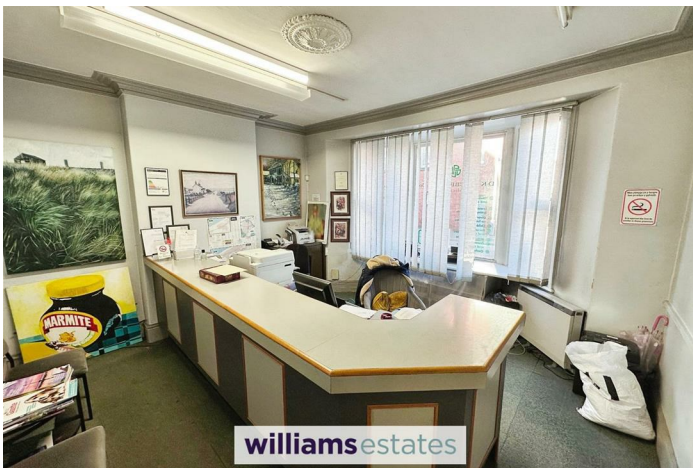




**4 Nant Hall Road, Prestatyn,  
Denbighshire, LL19 9LH**

**£130,000**

**EPC - G 179    Council Tax Band - Business Rates Apply    Tenure - Freehold**



# Commercial Building FOR SALE

## Nant Hall Road, Prestatyn

Excellent investment opportunity to purchase a commercial three storey building offering an abundance of office space. Being close to all local amenities and on the doorstep of the High Street. Easy commuter links via train or bus services. Viewing is highly recommended to fully appreciate the full size of what this commercial premises has to offer. EPC G 179



### Accommodation

Via a hardwood timber door leading into entrance porch.

### Entrance Porch

Housing the electrics with a timber door leading into the entrance hallway.

### Entrance Hallway

Having stairs to first floor, storage heater, lighting, power points, cupboard under the stairs ideal for storage and doors off.

### Office 1

15'7" x 15'0" (4.75 x 4.59)

Having a large bay window to the front elevation.

### Office 2

12'6" x 6'1" (3.82 x 1.87)

Having lighting, power points, telephone point, obscure glazed window to the side elevation.

### Office 3

12'8" x 5'10" (3.88 x 1.78)

Having lighting, power points and obscure glazed window to the rear.

### Inner Hallway

Having lighting, storage space and doors off together with a fire escape door which leads to the outside yard area.

### Office 4

9'0" x 6'3" (2.75 x 1.91 )

Having lighting, power points and obscure glazed window to the side.

### Office 5

9'10" x 6'2" (3.01 x 1.90 )

Having lighting, power points providing a great office space.

### Stairs to the first floor

Having a turned staircase leading to the second floor, storage heater.



### Office 6

13'0" x 8'5" (3.97 x 2.57)

Having lighting, power points and glazed obscure window to the side.

### Office 7

9'5" x 4'5" (2.89 x 1.37)

Having lighting, power points and glazed obscure window to the rear.

### Office 8

12'8" x 12'4" (3.88 x 3.76)

Having lighting, power points, telephone point, old feature fireplace and obscure glazed window to the rear.

### Office 9

8'10" x 8'4" (2.70 x 2.55)

Having lighting, power points and timber framed single glazed window to the front.

### Office 10

15'8" x 11'3" (4.80 x 3.44)

Having lighting, power points, old feature fireplace, timber framed single glazed bay window to the front

### Stairs to the second floor

Having a turned staircase, lighting, storage heater and doors off.

### Kitchen

12'2" x 9'3" max (3.71 x 2.82 max)

Houses the toilet facilities with two W.C.'s. The kitchen comprises of base units with worktop over, stainless steel sink and drainer with tap over, lighting and power points.

### Office 11

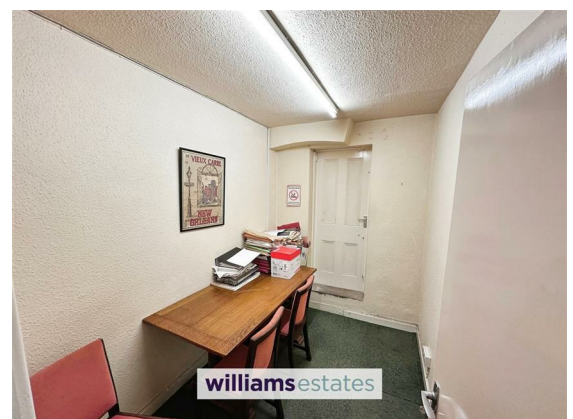
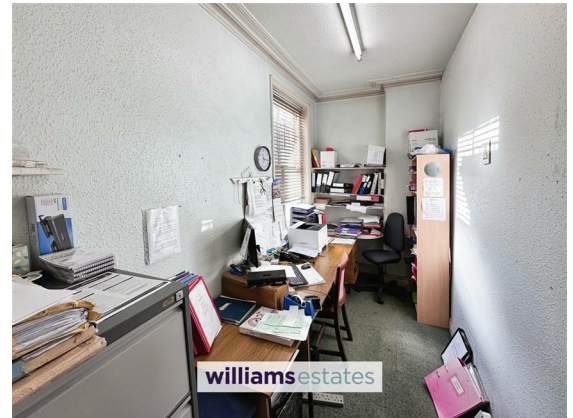
9'5" x 9'3" (2.89 x 2.82)

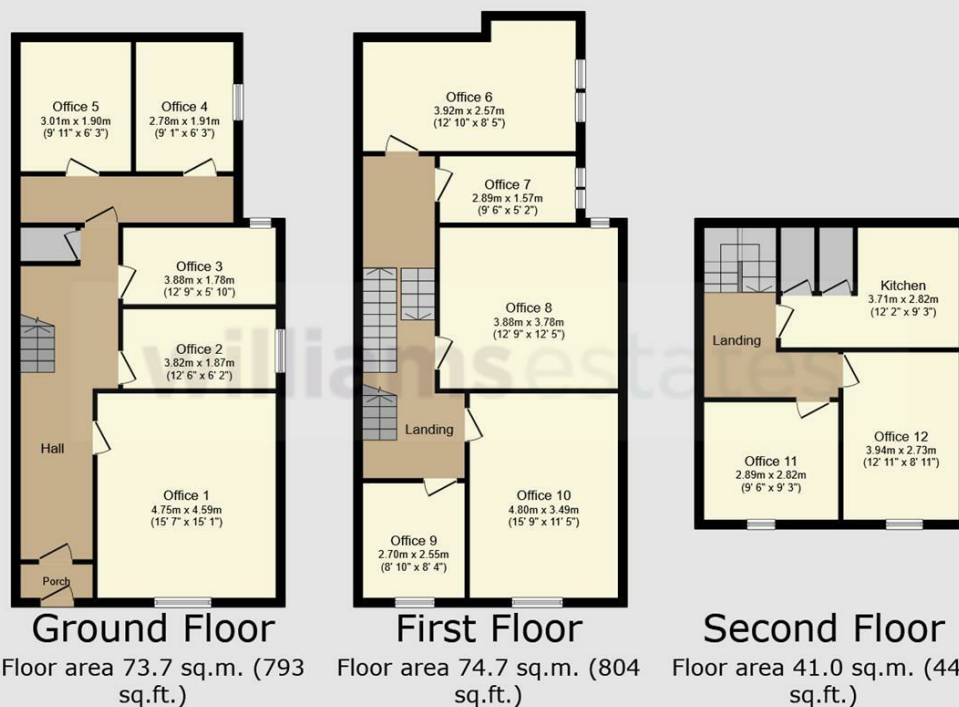
Having lighting, power points and a window to the front.

### Office 12

12'11" x 8'11" (3.94 x 2.73)

Having lighting, power points and window to the front.





**TOTAL: 189.4 sq.m. (2,039 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](http://www.Propertybox.io)

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estates

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.

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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