



## Vale Street, Denbigh LL16 3BE

### £180,000

Monopoly Buy Sell Rent are pleased to offer to auction this commercial property with a HUGE three-bedroom maisonette above. This grade two listed property offers potentially two income streams to any potential future owners with a large shop space that would lend itself to a multitude of different businesses as well as the large three-bedroom maisonette above which has three double bedrooms, a kitchen and a bathroom on each of the upper two floors. Located on Vale street with parking available opposite and in close by car parks, the property is an excellent investment opportunity for any landlord or a small business owner. The property is sold with a sitting tenant in the flat above with an annual income of £9600 per annum.

- Commercial Property Available Through Auction
- Large Shop Space
- Town Centre Location
- 3 Bedroom Maisonette Above
- Freehold Property
- Council Tax Band B



## Shop

### Shop Front Area

5.89m x 4.29m (19'4" x 14'1")

A good sized shop front with a timber glazed door with two large bay windows on either side having high ceiling, coving and drop lighting having with checkered tiled flooring, picture rail and smaller side window with storage space underneath.

### Shop Rear Area

4.98m x 2.44m max (16'4" x 8'0" max)

The checkered tiled floor continues through to the rear with strip lighting, a recess having storage shelves and a door accessing the cellar.

### Storage Room & WC

Useful cloak/storage room with a door leading out to the side of the property and a door into the WC having a corner hand wash basin, vinyl flooring and window overlooking the rear.

### Kitchen Area

4.42m x 2.26m max (14'6" x 7'5" max)

Fitted with a range of base units with space for a cooker having worktops over with a stainless steel sink and drainer, stainless steel commercial extraction hood and separate hand wash basin with vinyl flooring and window overlooking the rear.

### Cellar

Stone steps lead you down to this spacious cellar with lights, an ideal area for storage.

### Maisonette Above

Spread over three floor offering large rooms and fabulous views

### First Floor

#### First Floor Landing

Stairs lead up to this first-floor landing with a spacious storage room/cloaks with a window overlooking the rear, stair lead up to the second floor and a door leads you into the third bedroom.

#### Bedroom 3

5.10 x 3.10 (16'8" x 10'2")

Carpeted double room with a double-glazed wooden window overlooking the side of the property with radiator.

### Second Floor



## Kitchen

4.92 x 1.65 max (16'1" x 5'4" max)

Fitted with base and wall units with tiled splashback, breakfast bar and voids for a gas cooker, under-counter fridge, plumbing for washing machine, radiator, stainless steel sink and two double-glazed wooden framed windows overlooking the side of the property enjoying fabulous views.

## Lounge

5.88 x 4.45 (19'3" x 14'7")

A grand carpeted lounge with cast iron fireplace having a slate hearth, stunning single glazed bay window with decorative coving and ceiling rose.

## Bathroom

2.18 x 1.65 (7'1" x 5'4")

Fitted three-piece bathroom suite comprising low flush WC, wash basin, panelled bath with tiled splashback with vinyl flooring and double glazed window overlooking the rear.

## Third Floor

### Master Bedroom

6.08 x 3.80 (19'11" x 12'5")

Majestic dual-aspect bedroom with carpeted flooring and radiator.

### Bedroom 2

3.60 x 2.70 (11'9" x 8'10")

Double bedroom with carpeted flooring and a double glazed window overlooking the rear.

### Bathroom

2.40 x 1.24 (7'10" x 4'0")

Fitted three-piece bathroom suite comprising low flush WC, pedestal sink, panelled bath with tiled splashbacks and shower over. Vinyl flooring and double glazed window overlooking the rear.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

