

Beach Body Studio Ltd, Lenten Pool, Denbigh, LL16 3LG

Guide Price £400,000

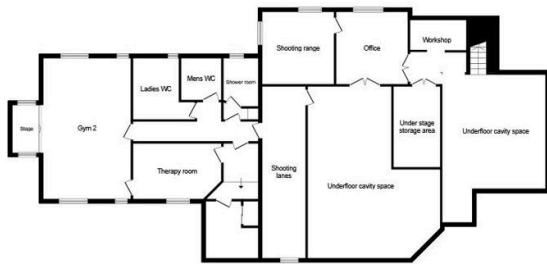
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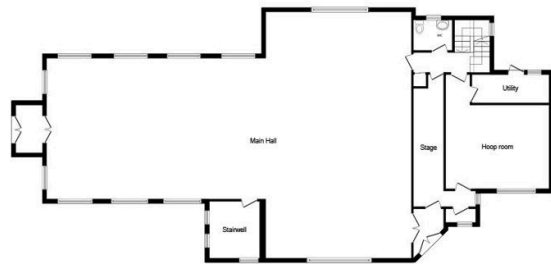
This beautiful imposing historical Grade 2 listed building, spanning about 500 square meters, was built in 1915 with limestone elevations and a pitched slate roof. It has served the community of Denbigh for many decades and was formerly known as St. Mary's Church Institute. It is currently operating as a successful fitness studio 'Beach Body Studio' having a plethora of indoor activities and has a D2 usage subject to covenants. This stunning building would bring ample opportunities to any potential business to the area. It's location within the heart of Denbigh with excellent accessibility for residents and visitors adds to its overall appeal. The freehold property is offered 'For sale' by modern auction and the business element is available by separate negotiation.

Key Features

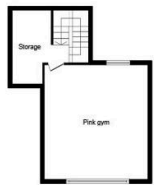
- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Prime location in Denbigh
- Freehold
- T & C's apply
- Buyers fees apply
- Beautiful grade II listed building
- All original features built 1915
- Date - 03/08/2024



Lower Ground Floor
Floor area 241.4 sq.m. (2,598 sq.ft.)



Ground Floor
Floor area 240.2 sq.m. (2,585 sq.ft.)



First Floor

Floor area 42.2
sq.m. (454 sq.ft.)

TOTAL: 523.7 sq.m. (5,638 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