



## Bath Street, Rhyl, Denbighshire, LL18 3EB

£295,000

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A rare opportunity has arisen to acquire this late Victorian semi-detached commercial property with flats and owners accommodation in central Rhyl, presenting an appealing prospect for investors. Built in 1898, the building retains most of its original features and includes a cellar. It is neutrally decorated throughout. The ground floor provides a substantial owner's accommodation arranged as a two bedroom apartment with two reception rooms, bathroom, kitchen, utility room and conservatory, giving clear separation from flats above. The upper floors comprise of four one-bedroom rental flats, with some tenants in residence, creating immediate income potential. Externally, the property benefits from a large rear garden and a garage for the owners residence and ample off street parking for the flats, a notable advantage for both residents and visitors. Situated close to Rhyl town centre, the property is well placed for local amenities including supermarkets, shops, cafés and leisure facilities along the seafront including coastal walking and cycling routes along the beautiful North Wales coast.

- COMMERCIAL OPPORTUNITY
- VICTORIAN SEMI DETACHED PROPERTY
- GRADE II LISTED BUILDING
- OWNERS ACCOMMODATION WITH TWO BEDROOMS
- FOUR ONE-BED FLATS ABOVE
- LARGE OWNERS REAR GARDEN & GARAGE



Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

