

PETER LARGE

ESTATE AGENTS

Clwyd House, High Street, Rhuddlan, Denbighshire, LL18 2TU

£240,000

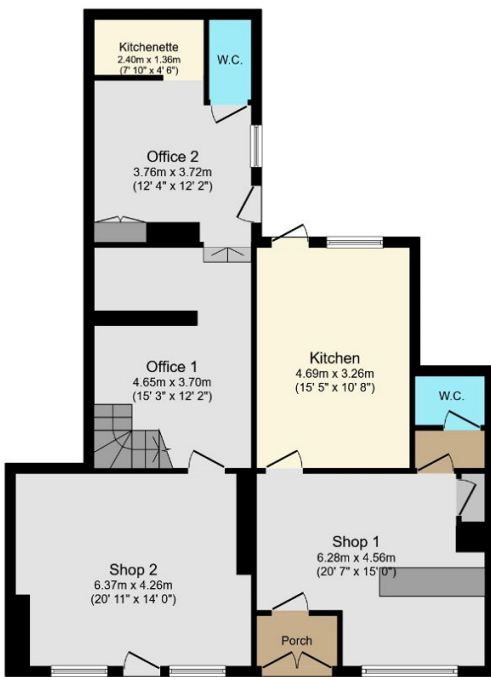
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An opportunity to acquire a freehold investment which includes an established suite of offices with a kitchenette and cloakroom, a further shop with serving counter, cloakroom and a kitchen/prep area. A spacious self contained first floor flat with a kitchen, lounge, two bedrooms, bathroom and dormer room which are all currently let. Situated in a prominent position on the High Street of this popular village and stands amongst a variety of individual shops with its well known historic Castle, primary school and popular Inns.

Key Features

- INVESTMENT OPPORTUNITY
- PRIME LOCATION
- MIXED USE UNIT
- SHOP WITH KITCHEN
- FIRST FLOOR FLAT
- SUITE OF OFFICES
- ALL UNITS CURRENTLY TENANTED
- POPULAR VILLAGE
- TENURE - FREEHOLD
- EPC - E & C



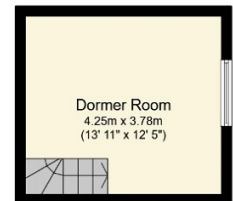
Ground Floor

Floor area 90.8 sq.m. (978 sq.ft.) approx



First Floor

Floor area 88.0 sq.m. (948 sq.ft.) approx



Second Floor

Floor area 15.5 sq.m. (167 sq.ft.) approx

Total floor area 194.4 sq.m. (2,092 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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