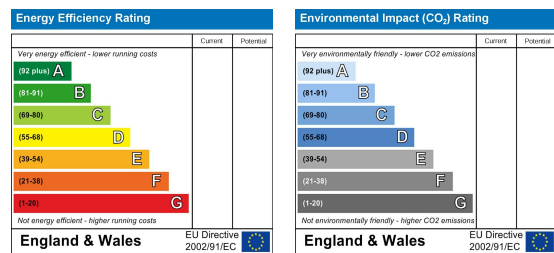




77-77A Wellington Road, Rhyll, LL18 1BE
£300,000



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



77-77A Wellington Road, Rhyl, LL18 1BE

£300,000



Tenure
Freehold

Strictly by appointment only with a representative of Prys Jones Commercial.

Property

A superb opportunity to acquire the freehold title of this investment property consisting two retail units and two self contained apartments. As investments the property produces a gross annual income of approximately £20,500.

Prys Jones Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order.

This represents a potential yield of 7% on gross income with potential to further improve the investment yield.

All units and flats are on an individual electric meter and services.

Unit 1 - Barbershop

26.93 MSQ / 289.87 SQFT - A large open plan barbershop with a toilet facility currently LET for £420 PCM. Occupying a corner plot with strong roadside presence.

EPC RATING - 84 = D

Unit 2 - Massage Therapy

37.9 MSQ / 407.9 SQFT - A well proportioned retail unit currently split into two treatment rooms, a reception area and a storage cupboard & WC room, currently LET for £330 PCM. This unit also has a strong roadside presence.

Flats

The self-contained flats each comprise a spacious lounge, a modern kitchen/ breakfast room, a modern shower/bathroom and two well proportioned bedrooms. Each flat benefits from gas central heating and are believed to be connected to mains services. Both flats are currently LET to long serving tenants and are currently LET for £480.00 PCM.

Communal Yard

To the side of the establishment is a large courtyard ideal for storage and bin housing.

Viewings and Notice

