



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Former Conservative Club, Highgate, Denbigh, LL16 3LE

- Substantial Commercial Property
- Bar, Function Room, Kitchen
- Versatile Building
- Busy Market Town
- Prime High Street Trading Location
- Self Contained Retail Units & Office Space
- 3 Bedroom Residential Accommodation
- Ideal Investment Property

Occupying a highly prominent position on the High Street in the market town of Denbigh, this substantial investment property presents a unique opportunity for discerning buyers. The property boasts a prime location on the central high street, ensuring excellent visibility and foot traffic, which is essential for any commercial venture.

Comprising a versatile mix of retail, hospitality, and office accommodation, this property is well-suited for a variety of business uses and offers excellent scope to generate a profitable income.

The upper levels feature a well-appointed three-bedroom apartment, perfect for residential living or as accommodation for staff with three generously sized bedrooms, providing comfortable living quarters that can easily be tailored to suit individual needs.

This property not only serves as a lucrative investment but also with its strategic location and diverse potential, it is an ideal choice for investors looking to capitalise on the growing demand for commercial spaces in this busy market town.

In summary, this property offers a rare combination of commercial and residential opportunities, making it a compelling choice for those seeking to invest in a prime and promising location. Whether you are looking to establish a new business or expand your

portfolio, this property is sure to meet your needs and exceed your expectations.

### THE PROPERTY

An imposing building dating back to 1891 and occupying a highly central position within the main high street of this busy market town, the property comprises of a mix of hospitality, office and residential accommodation enjoying access from both Bridge Street and Highgate.

The hospitality area in brief comprises of :-

- Main entrance hallway with steps up to
- Main bar area and pool room for members – 6.5 x 5
- Rear storeroom/Office – 4 x 3
- Storeroom – 5.5 x 3
- Ladies WC
- Downstairs to Mens WC
- Main Function area with bar and kitchen area 9 x 7
- Ladies, gents and disables WC
- Wine/Beer cellar underneath function area however is on street level with Bridge Street

The office accommodation currently comprises:

- Office 1 -
- Timber staircase up to small entrance hall – 3 x 1.5
- Open plan office space – 7 x 7
- Small enclave office space – 3 x 3
- Kitchen area – 2 x 4
- Ladies and gents WC
- Meeting room – 3 x 3





- Photocopying room – 4 x 2
  - Back office/Storage room – 2.5 x 3
  - Office 2
  - Large open plan office space with exposed beams – 10 x 10
  - Small partitioned off area with kitchen area and storage 10 x 3
- A telecoms transmitter is located within Office 2 which generates an additional income.

The retail units comprise of:

- Shop 1 –
- Main selling area/shop floor – 3 x 4
- Small side workshop – 2 x 2
- Storage area – 3 x 2
- Shop 2 –
- Main shop area with prep and kitchen area – 7 x 4
- Additional kitchen area – 2 x 1.5

The upper floor provides spacious residential accommodation with living room, kitchen, bathroom and 3 bedrooms.

### IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to

committing themselves to a purchase.

### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

### MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.





