



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Rhyl Sports & Social Club Wellington Road, Rhyl, Denbighshire

MAIN FEATURES

- To Let Negotiable Terms
- Social Club & Offices
- Large Car Park
- Good Access to Amenities
- Floor Area 5369.22 Sq.ft
- May Sell
- Period Style Property
- Development Opportunity
- Nearby Retail Park
- Site Area 0.27 Acres

LOCATION

The property occupies a prominent position on the corner of Wellington Road and River Street, Rhyl close to a range of local shops and services and convenient for the recently developed retail park adjacent to Foryd Harbour. Town centre shops and social amenities are located nearby together with public transport facilities and recreational activities. The property offers an excellent town centre position with ease of access to residential districts.

DESCRIPTION

Comprising a large social club with first floor offices and ancillary accommodation contained within a large three storey building that has been extended in parts. A central reception leads to lounge and bar area with meeting and function rooms together with offices, toilets and beer cellar. A central staircase gives access to first floor offices which overlooking a large tarmac car park to front. Potential for further conversion on the upper floors.

ACCOMODATION

The accommodation briefly comprises

Reception 26.09 Sq.m 820.83 Sq.ft

Bar Area 36.11 Sq.m 388.68 Sq.ft

Function Room 108.05 Sq.m 1163.05 Sq.ft

Lounge 49.23 Sq.m 529.91 Sq.ft

Meeting Room 79.08 Sq.m 851.21 Sq.ft

Cellar 49.59 Sq.m 533.78 Sq.ft

Toilets 33.40 Sq.m 359.51 Sq.ft

(First Floor) Offices 67.10 Sq.m 722.25 Sq.ft

Total 448.65 Sq.m 5369.22 Sq.ft

DEVELOPMENT OPPORTUNITY

It is the Agents opinion that the property would be considered

suitable for redevelopment into residential use possibly comprising three storey houses or flats. The Agents have not undertaken any enquires with the Local Authority and interested parties are invited to speak to the Local Authority direct to discuss a suitable scheme of development. The Local Authority Planning Department can be contacted Tel: 01824 706727 E-mail: planning@denbighshire.gov.uk

SERVICES

The property is understood to be connected to mains electricity, gas, water and drainage supplies together with heating to the ground and first floor areas. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

BUSINESS RATES

We understand that the premises has been assessed at a rateable value of £11,750 as taken from the Valuation Office Website.

TENURE/LEASE TERMS

The property is understood to be Freehold and will be offered by way of a new Commercial Lease on terms to be negotiated. Alternatively our clients may consider selling the property at a figure of £260,000, subject to contract. Each party will be responsible for paying their own legal costs incurred in any transaction with the purchasers responsible for the full costs of any planning approval.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is currently in the course of preparation and will be made available to all interested parties on request.

MONEY LAUNDERING

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, Photo Driving Licence and a recent Utility Bill.

VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.

DIRECTIONS



The property can easily be located by means of its postcode without access to satellite navigation the recommended route from our Abergele office would be to proceed along the coast road to the Foryd Bridge, take the second turning of the mini roundabout and continue along Wellington Road where the property will be found on the left hand side on the corner of River Street.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



