

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
Gwerthwyr Tai ac Arwerthwyr

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The Property Ombudsman Registration Number - N00766-0

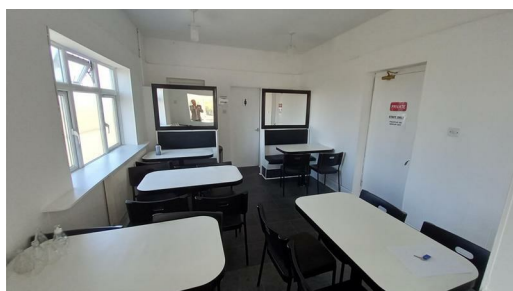
**REDUCED**



## 2 Sydenham Avenue, Rhyl, Denbighshire LL18 1NS

An opportunity to acquire an established Fish and Chip Shop in a prominent location close to residential area and The Promenade in a resort town with living accommodation above.

The business has a proven turnover and provides Takeaway service along with inside dining for 40 covers. The business is currently open just for the summer season so there is potential for further growth. Fully equipped Kitchen and Preparation area, customer and staff toilets and two store rooms. The First Floor Flat briefly affords: Lounge, Fitted Kitchen, Shower Room, 2 Bedrooms and Loft Room which has potential to be used as a 3rd Bedroom.



**Offers Around £200,000**

## GROUND FLOOR

Entrance Lobby

Reception/Waiting Area

Servery Area

13'6 x 10'10 (4.11m x 3.30m)

Front Left Hand Cafe Area

12'10 x 11'6 (3.91m x 3.51m)

Rear Left Hand Cafe Area

14'10 x 11' (4.52m x 3.35m)

Female Toilet Off

Male Toilet

Inner Hall

Kitchen

9'6 x 11'6 (2.90m x 3.51m)

Rear Preparation Room

11'9 x 8' (3.58m x 2.44m)

Door to

Rear Lobby

Staff Toilet

Rear Right Hand Store Room

11'3 x 11'6 (3.43m x 3.51m)

Exterior

Rear Left Hand Store Room

11'4 x 6'2 (3.45m x 1.88m)

## FLAT

Entrance Hall

## FIRST FLOOR HALF LANDING

Landing



## Lounge

14'(into bay window) x 15'8 (4.27m(into bay window) x 4.78m )

## Fitted Kitchen

6'9 x 8'10 (2.06m x 2.69m)

## Shower Room

## Bedroom 1

15' x 11' (4.57m x 3.35m)

## Bedroom 2

15'(into bay window) x 11'9(maximum measurement( (4.57m(into bay window) x 3.58m(maximum measurement)

Fixed staircase from Landing to

## Loft Room

15' x 15'10 (4.57m x 4.83m)

## Exterior

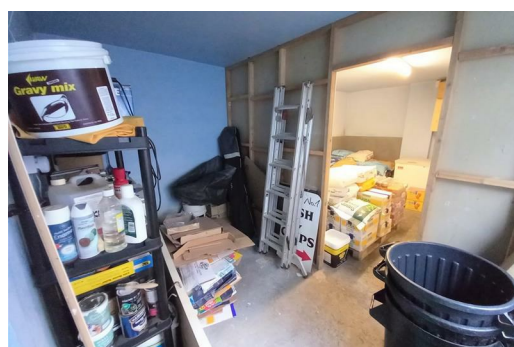
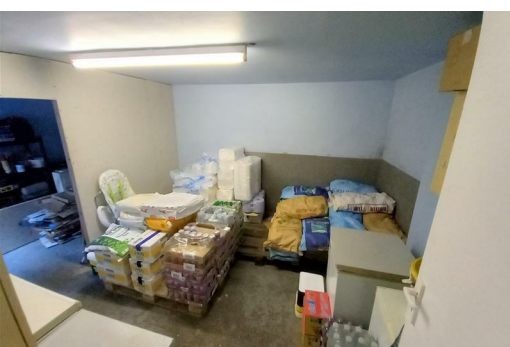
## Directions

Proceed down High Street turning right at the traffic lights onto Kinmel Street, proceed down bearing right at the end onto Elwy Street. Turn left at the lights onto Wellington Road, proceed along and take the 8th turning on the right into Sydenham Avenue, proceed down and The Hungry Tum will be found on the right hand side just before the Promenade.

## Agents Notes

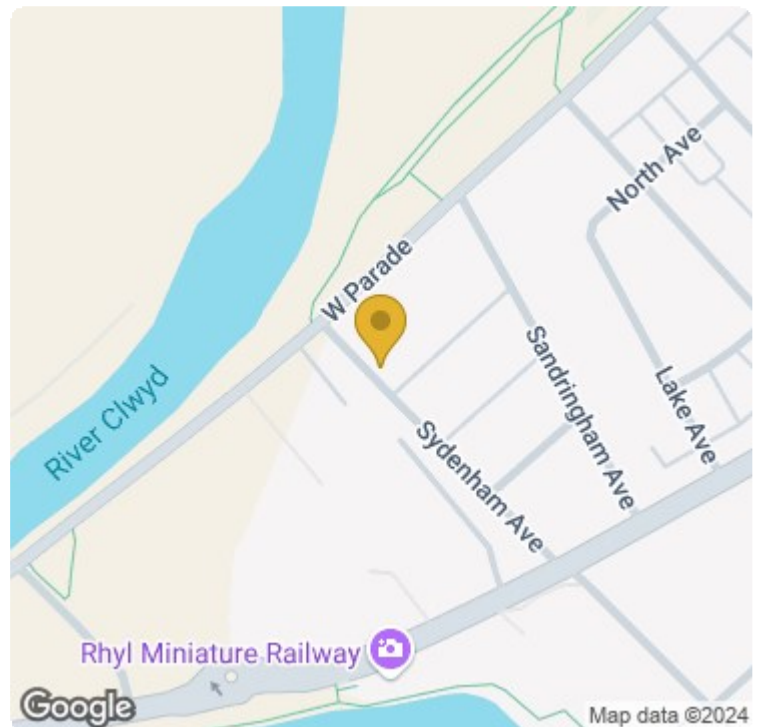
Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 13th September 2022
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. A CEPC is available on request.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapogen ©2022



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

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



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 Practice Manager- Louise Bullock

