



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com



31-37 Russell Road, Rhyl, Denbighshire LL18 3DB

OF INTEREST TO DEVELOPERS AND INVESTORS WITH NO ONWARD CHAIN -DUE TO RELOCATION

A large and impressive Listed terraced property that is currently used as high quality office space but could be converted to other uses including residential subject to obtaining all necessary consents.

Overall office space of 792 sq ms / 8608 sq ft

Included in this space are ancillary areas such as toilets, Staff Rooms, Kitchen and Strong Room.

An added advantage is a large car park to the rear which could accommodate up to 20 cars.

The property is located in a Conservation Area being directly opposite St Thomas's Church and are in the town centre having ready access the town's mainline railway station and road access to the A55 Expressway which is some 5 miles to the South.



Offers Around £625,000

GROUND FLOOR

Entrance

Reception Office

14'9" x 19'8" (4.5m x 6m)

Inner Hallway

Four Toilets

Staff Room

Staff Kitchen

Strong Room

With safe off.

Offices

Providing 205 sq ms/ 2300 sq ft of space

FIRST FLOOR

Hallway

Three Toilets

Offices

Providing space of 321 sq ms / 3455 sq ft

SECOND FLOOR

Left Hand Wing

Offices providing 139 sq ms / 1496 sq ft

Right Hand Wing

Office space of 177 sq ms / 1367 sq ft

Exterior

Forecourt area access off Church Street into surfaced rear car park with space for up to 20 cars.

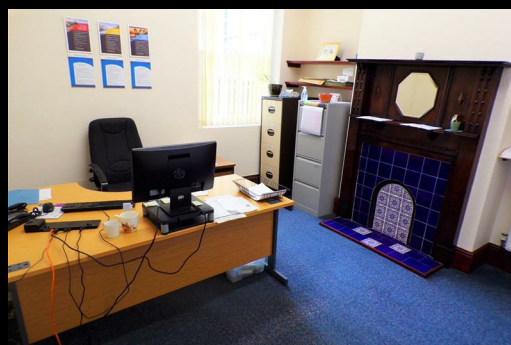
Directions

From the Agents Office proceed along Russell Road and Number 31/37 Russell Road will be found on the corner of Russell Road and Church Street on the right hand side.

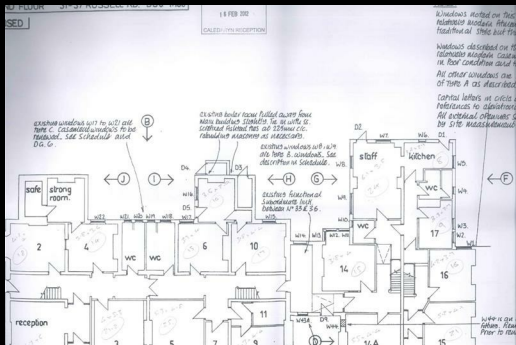
Agents Notes

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 9th August 2021
- 8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
- 9. COVID 19 REGS FOR VIEWINGS: a) Face mask compulsory. b) 15 minute appt. c) Do not view if have symptoms/isolating/shielding. d) Touch as little as possible in property. e) Sanitise hands Before & After viewing.
- 10. The property is a Listed Building in a Conservation Area.
- 11. Could we request that any offer submitted is done so via email along with your source of finance to meet regulations.



W53 is single side hung casement unit of type B appearance - raised with 6 over 6 traditional sliding sash - see Schedule and DG 6.

to be related.

W60 to 63 are type C windows
to be renewed. see schedule
and DG 6.

WS4256 are type B fittings.
See description in Schedule

53

All existing pitched roofs to be reslatted as described in the schedule, inclusive also for thermal upgrading as described.

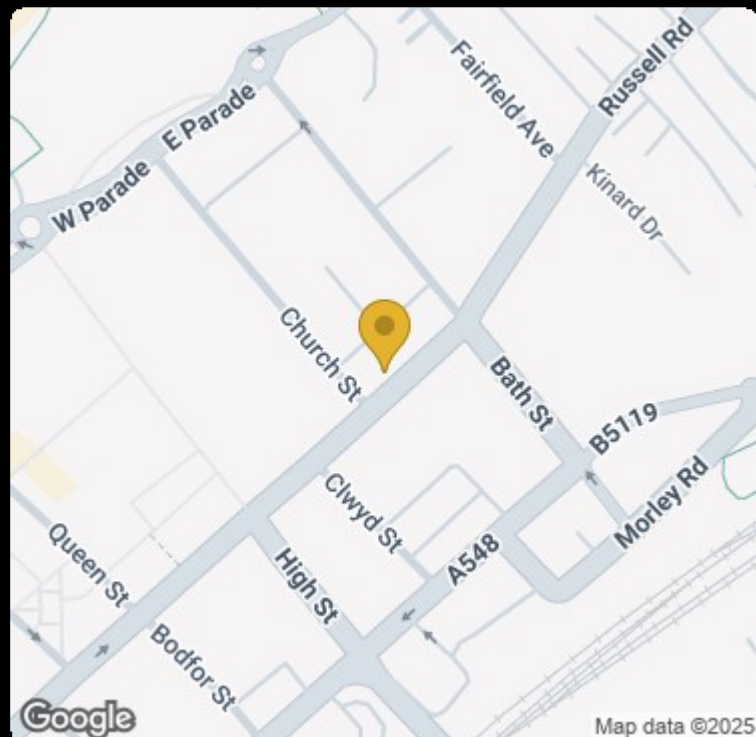
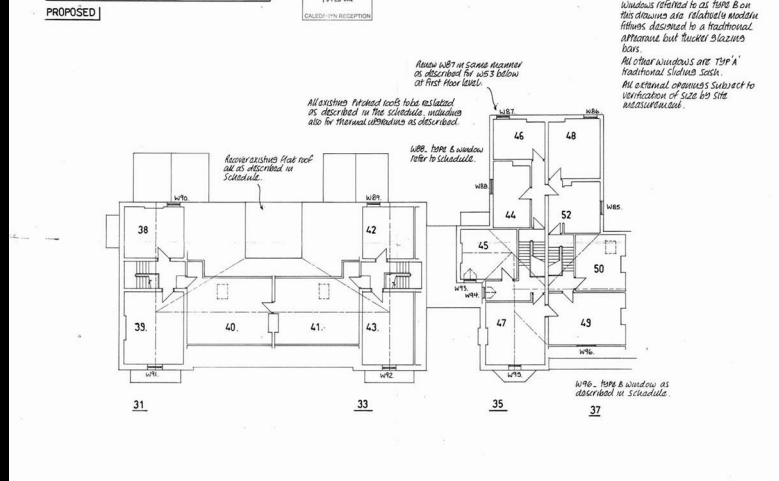
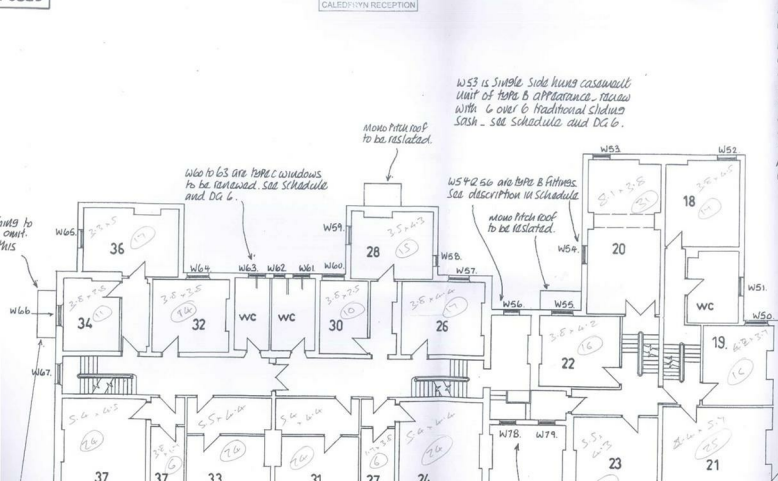
Review W87 in same manner
as described for W53 but
at first floor level.

Windows referred to as TYPE B or
this drawing are relatively modern
fitting designed to a traditional
appearance but thicker glazing
bars.
All other windows are TYPE A
traditional sliding sash.
All external openings subject to
verification of size by site
measurement.

Recover existing
all as above

wee. hope & a
refer to school

W96 - type B window as described in Schedule



3/5 RUSSELL ROAD, RHYL, LL18 3BS
CLWYD ESTATES LTD T/A JONES AND REDFEARN

