



## 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.

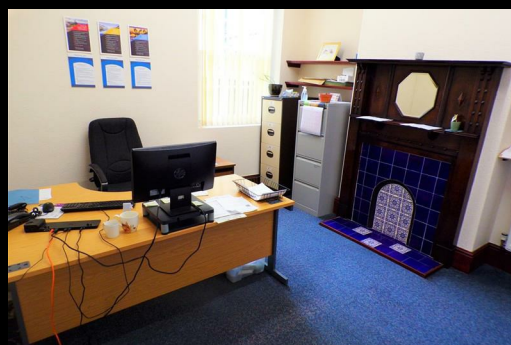
### **Directions**

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**

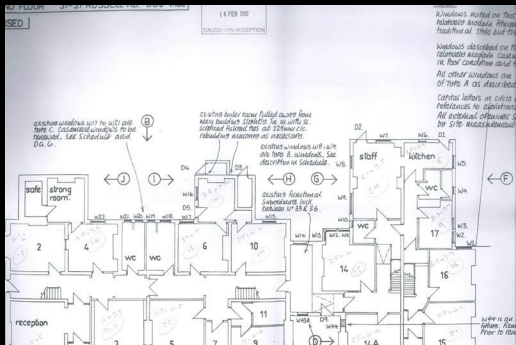
Please Read Carefully

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 Fitness  
See description in Schedule

mono pitch roof  
to be insulated.

All existing pitched roofs to be insulated 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 on this drawing are relatively modern fittings 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 flat roof  
all as described in  
Schedule.

Web, Page & Name  
refer to Schedule

W96 - type B window as described in Schedule.

