

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



1 Bastion Road, Prestatyn, Denbighshire LL19 7EA

Offers Around £130,000

Well established and recently improved Barbers Shop located in a prominent and busy location near to Prestatyn Retail Park and Railway Station. Well equipped for use and benefitting from having Alarm System and CCTV Installed.



Barbers Shop

19' x 8'5 (5.79m x 2.57m)

Spotlight fittings, power points and vinyl floor covering. Wash hand basin with Triton shower control unit over. Counter area, telephone point, two double glazed windows with roller blinds and double glazed exterior door.

Three cutting stations each having mirror, work surface and light.

Kitchenette Off

Stainless steel sink unit, formica topped work surfaces and vinyl floor covering. Double glazed window.

Toilet Off

With low flush W.C.

Directions

From Rhyl proceed via the A548 Coast Road onto Prestatyn. Proceed past Ffrith Beach and continue onto the town centre. Turn right at the traffic lights onto Bastion Road and the Junction Box Barbers Shop will be found at the top adjacent to the Railway Station Car Park.

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 8th November 2022
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. FREEHOLD



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



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

