

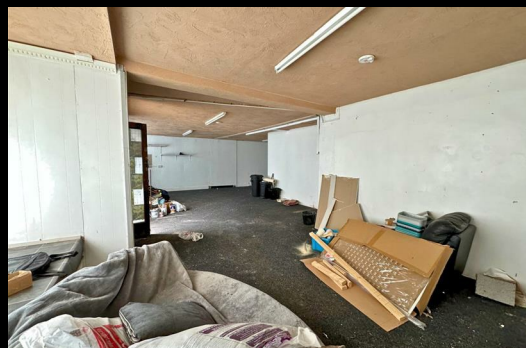


## OFFERS AROUND £100,000

\*\* WOULD ALSO LET \*\*

End Terraced commercial shop unit located to the town centre being offered with vacant possession just a short distance from the Beachfront and Promenade.

Large double fronted shop that would suit a variety of purposes subject to all necessary consents.



## Open Porch

With double doored access to

## Shop

25' 4 x 26' 3 (7.72m x 8.00m)

With carpet, power points and strip lighting

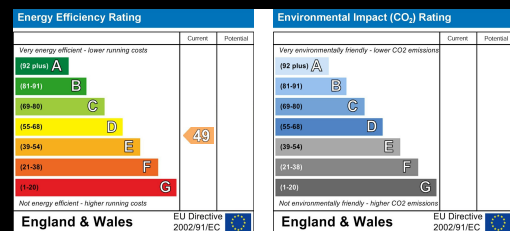
## Directions

From the Agents Office proceed on foot to the High Street. Proceed up the High Street taking the third left onto Sussex Street, proceed along across Queen Street and the property will be found on the left hand side of Water Street.

## 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 October 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. The vendor of this property is one of the owners of Jones & Redfearn



3/5 RUSSELL ROAD, RHYL, LL18 3BS

CLWYD ESTATES LTD T/A JONES AND REDFEARN

