



Bedford Street, Rhyl

£175,000

Formerly a Public House on the outskirts of the town centre with the benefit of two First Floor Flats above and affording the following accommodation:

Right Hand Room, Ladies and Gents WC, Commercial Kitchen, Function Room and Left Hand Room.

First Floor Flat 1: Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom.

First Floor Flat 2: Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom.



Right Hand Room

22'8 x 24'2 (6.91m x 7.37m)

Ladies & Gents Toilets**Commercial Kitchen**

7'10 x 11'8 (2.39m x 3.56m)

Archway to**Left Hand Room**

17'3 x 37'8 (5.26m x 11.48m)

Kitchen

9'6 x 11'8 (2.90m x 3.56m)

Function Room

12'8 x 26'4 (3.86m x 8.03m)

FIRST FLOOR FLAT 1

Accessed from Bedford Street.

Lounge

10' x 9'8 (3.05m x 2.95m)

Kitchen/Diner

17'3 x 7'4 (5.26m x 2.24m)

Bathroom**Bedroom 1**

10'8 x 11'8 (3.25m x 3.56m)

Bedroom 2

8'10 x 17'4 (2.69m x 5.28m)

FIRST FLOOR FLAT 2**Lounge**

10'8 x 11'8 (3.25m x 3.56m)

Kitchen/Diner

15'6 x 11'6 (4.72m x 3.51m)

Bedroom 1

8'4 x 11'2 (2.54m x 3.40m)

Bedroom 2

8'5 x 9'3 (2.57m x 2.82m)

Bathroom**Exterior**

Enclosed rear yard.

Directions

Walking from the Agents office turn right onto High Street and take the first left into Market Street. Proceed across Queen Street over the Town Hall Piazza and cross over Water Street turning left into Bedford Street and Number 14 will be found on the left 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 6th March 2025
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.



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



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