

# Jones & Redfearn

## ESTATE AGENTS



## High Street, Rhyl

**£200,000**

An outstanding opportunity to acquire a substantial three-storey freehold building prominently positioned on Rhyl's bustling High Street. The property comprises a ground floor retail unit with extensive frontage and vacant upper floors offering significant development potential.

The accommodation extends to approximately 6,090 sq ft (565.7 sq m) across three levels, with the upper floors previously used for ancillary storage. Planning has been obtained (Ref: 45/2023/0866/PF) for conversion of the upper parts into four two bedroom self-contained residential flats, offering excellent scope for value enhancement and future income generation.

Located directly opposite Heron Foods and within close proximity to national occupiers such as Betfred, Domino's the property benefits from high pedestrian footfall in a well-established retail and commercial location. Rhyl is a popular North Wales seaside town, approximately 37 miles west of Liverpool, with strong transport links and growing regeneration interest.

This is a rare and versatile opportunity ideal for those seeking a mixed-use investment or residential-led conversion project in a well-connected and evolving town centre, strategically located directly opposite Heron Foods. RV £17,000



## GROUND FLOOR

196.94 sq m (2,120 sq ft)

## FIRST FLOOR

181.60 sq m (1,955 sq ft)

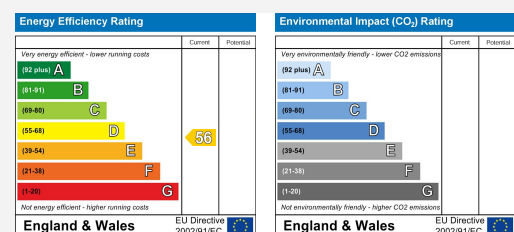
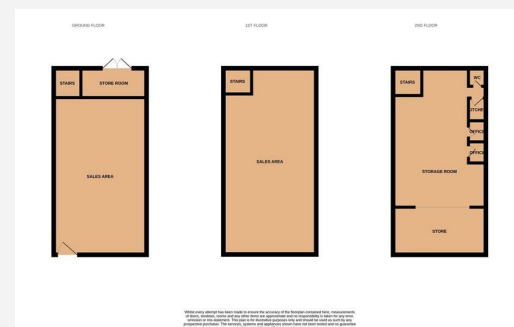
## SECOND FLOOR

187.20 sq m (2,015 sq ft)

## 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 4th June 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.



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