

# Jones & Redfearn

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## ESTATE AGENTS



## Queen Street, Rhyl

**£450,000**

Mixed-Use Investment Opportunity – 2 Shops & 5 Flats

An excellent opportunity to acquire a mixed-use freehold property comprising two ground floor commercial units and five self-contained residential flats above.

Property Breakdown:

Commercial Units:

Burger & Shakes Shop – approx. 64 sqm

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

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

