

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS  
Telephone: 01745 351111 & 334467

Email: [info@jonesandredfearn.com](mailto:info@jonesandredfearn.com) Website: [www.jonesandredfearn.com](http://www.jonesandredfearn.com)  
The Property Ombudsman Registration Number - N00766-0

**REDUCED**



**4 Nant Hall Road, Prestatyn, Denbighshire LL19 9LH**

**Offers Around £130,000**

**DUE TO RE-LOCATION**

Terraced Office building in prime location just off the town centre opposite Prestatyn Retail Park.

There is an adjacent store that has Planning Permission for office use and can be acquired by separate negotiation. Briefly affording 9 Offices, Reception Office and Staff Room with Toilet off which previously had Planning Permission

for Change of Use to a Dental Practice and now has consent for one holiday unit (Ref No. 43/2022/0053/PF).

Suit various other uses subject to consents.

### Entrance Vestibule

Door to Hallway with electric storage heater and carpet tiles.

### Front Reception Office

14'9 x 12'5 (4.50m x 3.78m)

Power points, telephone point and carpet tiles. Storage heater.

### Front Centre Office

6' x 11'8 (1.83m x 3.56m)

Carpet tiles and power points.

### Rear Centre Office

5'9 x 12'5 (1.75m x 3.78m)

Telephone point, power points and carpet tiles.

### Rear Hall

Carpet tiles and door to exterior.

### Rear Right hand Office

8'11 x 6'2 (2.72m x 1.88m)

Power points, telephone point and carpet tiles.

### Rear Left hand Office

6'2 x 9' (1.88m x 2.74m)

Telephone point and carpet tiles. Door to

### First Floor Rear Landing

Carpet and storage heater.

### Rear Office

8'4 x 12'10 (2.54m x 3.91m)

Power points, telephone point and carpet.

### Rear Centre Office

4'6 x 9'4 (1.37m x 2.84m)

Telephone point, power points and carpet.

### Front Landing

Carpet.

### Front Office

15'6(into bay window) x 11'6 (4.72m(into bay window) x 3.51m)

Tiled fireplace, power points and carpet tiles.

### Front Left Hand Office

7'2 x 8'9 (2.18m x 2.67m)

Power points, telephone point and carpet.

### Front Centre Office

12'3 x 12'6 (3.73m x 3.81m)

Tiled fireplace and hearth, power points and telephone point.

### Second Floor Landing

Storage heater and carpet tiles.

### Staff Room

9' x 5'5(plus doorway) (2.74m x 1.65m(plus doorway))

Twin stainless steel sink units, single drainer, water heater and shelving. Two toilet cubicles each having a low flush W.C.

### Front Right Hand Room

8'6(to purlin) x 9'2 (2.59m(to purlin) x 2.79m)

Power points, carpet and skylight window.

MAINS SERVICES(EXCEPT GAS)

### Directions

From Rhyl proceed via the A548 Coast Road to Prestatyn. On reaching Prestatyn turn right at the traffic lights opposite the TA Centre onto Bastion Road, turning right by the Railway Station and bearing left over the railway bridge onto Ffordd Pendyffryn. Turn left at the second set of traffic lights onto High Street bearing right and taking the first left onto Nant Hall Road and Number 4 will be found on the right hand side.

### Agents Notes

Please Read Carefully

- All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
- These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
- Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
- All viewings and negotiations are to be carried out through The Agents.
- This sales detail is protected by the Laws of Copyright.
- Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
- Details prepared 19th December 2017
- We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
- COVID 19 REGS FOR VIEWINGS: a) Face mask compulsory. b) 15 minute appt. c) Do not view if have symptoms/isolating/shielding. d) Touch as little as possible in property. e) Sanitise hands Before & After viewing.
- There is a rear store that has Planning Permission for office use and can be acquired by separate negotiation.



What every agent has been asked to do since the start of the transaction is to ensure that the information provided is accurate and that the property is in good condition and that the information provided is accurate and that the property is in good condition and that the information provided is accurate and that the property is in good condition.

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



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

