

## A Prime Investment Opportunity!

We are pleased to present this remarkable building, strategically positioned on Church Street, to investors looking to enhance their portfolio. The property comprises of two generously proportioned semidetached units, offered as a single entity, presenting an exceptional investment prospect with abundant potential.

#### **Features**

Nestled on an expansive plot boasting ample parking and promising opportunities for further development, this offering epitomizes a lucrative investment venture.

- ✓ All units rented
- ✓ Ongoing leases
- ✓ Close to town center and business center
- ✓ Huge future development potential
- ✓ Ideal investment
- ✓ Large plot

RENTAL INCOME CIRA

£23,100







RECEPTION

TREATMENT ROOM

TREATMENT ROOM



# FIND YOUR Ideal Investment

#### PROPERTY OVERVIEW

This distinguished structure encompasses a diverse range of spaces, including a substantial commercial unit secured under a lease agreement, alongside a two bedroom first floor apartment and a charming ground floor one bedroom apartment.

The commercial unit, featuring a five year lease agreement, spans across both levels, showcasing five spacious treatment rooms, a welcoming waiting area, fully equipped WC facilities compliant with disability standards, and a convenient kitchenette.

On the opposing side, the property hosts a spacious two-bedroom apartment on the first floor, complemented by a quaint one bedroom residence on the ground level. Both units boast existing tenancy agreements, ensuring immediate revenue streams for potential investors.

Retaining much of its original architectural charm and character, these semidetached properties exude grandeur, presenting an enticing addition to any investor's portfolio.

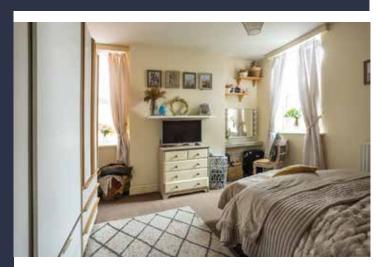


### WELCOME TO YOUR NEV PLACE





#### **OPPORTUNITY IS CALLING!**





# TWO IN ONE BEST OF BOTH WORLDS



WELCOME TO YOUR NEW DEVELOPMENT







#### STRATEGIC LOCATION

Ideally situated within close proximity to the thriving Flintshire retail park, replete with a diverse array of shops and commercial enterprises, this property enjoys a strategic location conducive to attracting tenants and patrons alike.

#### **EXTERIOR FEATURES**

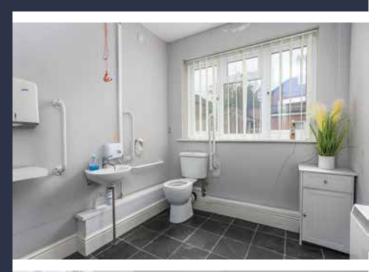
Set upon an impressive parcel of land, the property boasts a commanding presence, with ample parking facilities situated to the side and rear.

This expansive layout not only accommodates current needs but also affords promising avenues for future development endeavors.

In summary, this offering represents an unparalleled opportunity for astute investors seeking to capitalize on a prime asset with inherent potential for lucrative returns.



#### YOUR OPPORTUNITY AWAITS!







#### **FLOOR PLAN**





#### DISCLAIMER SUMMARY: PROPERTY INFORMATION

Our sales particulars are a general guide to the property and are for descriptive purposes only, and may not entirely be accurate. For specific details, please contact us, especially if you are traveling a long distance to view the property.

Measurements provided are for guidance only, and we recommend commissioning your own surveys. These particulars are issued in good faith but do not form part of any offer or contract.

Potential buyers must verify all information independently.

Neither LaDelfa Estates Limited nor its employees or agents provide any representation or warranty regarding the property.

#### Ratable value

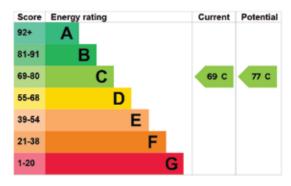
Commercial - £8100 (1 April 2023 to present)

Council Tax Residential flat A – Band A Residential Flat B – Band A

#### **Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

