



Perfect PLACE For Investment

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
- ✓ Close to town center and business center
- ✓ Ideal investment
- ✓ Ongoing leases
- ✓ Huge future development potential
- ✓ 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 NEW
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!



