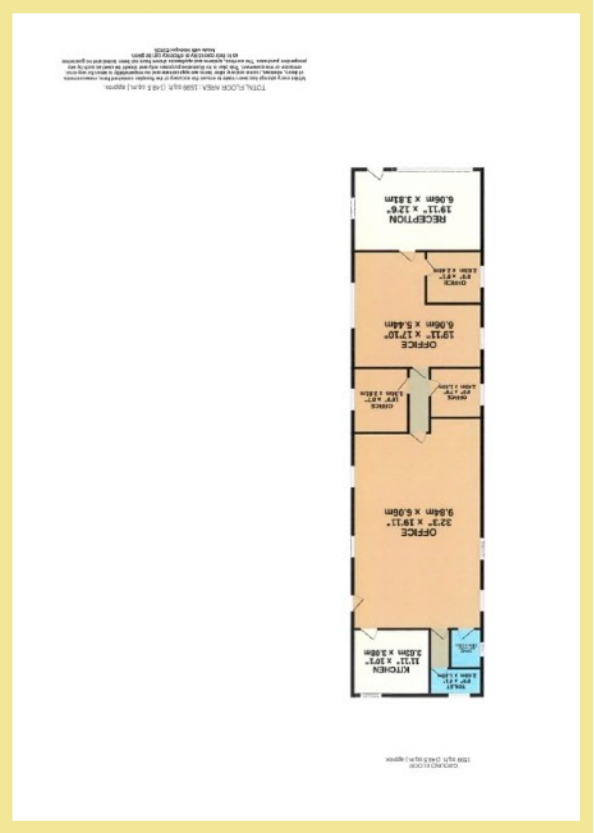


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcher&poole.com



123 Penrhyn Avenue  
Rhos on Sea  
Conwy  
LL28 4LG

# Large Commercial Unit With Amazing Potential Situated Close To Local Amenities

## Description

This large commercial unit is situated close to the amenities of Rhos on Sea and the promenade. With amazing potential, the property is currently divided into nine rooms including a kitchen and two W.C's. The overall floor space is 148 square meters. To the rear of the property there is also a large garden area. With the relevant planning permission there is also the potential to develop on the land and the current vendors have had pre-application plans drawn up for a detached four bedroom town house.

- ✓ LARGE COMMERCIAL UNIT WITH AMAZING POTENTIAL
- ✓ OPPORTUNITY TO DEVELOP WITH THE RELEVANT PLANNING PERMISSION
- ✓ OCCUPIES A GOOD SIZE PLOT
- ✓ CURRENT VENDORS HAVE HAD PLANS DRAWN UP FOR A FOUR BEDROOM TOWN HOUSE
- ✓ SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA AND THE PROMENADE

### Room 1

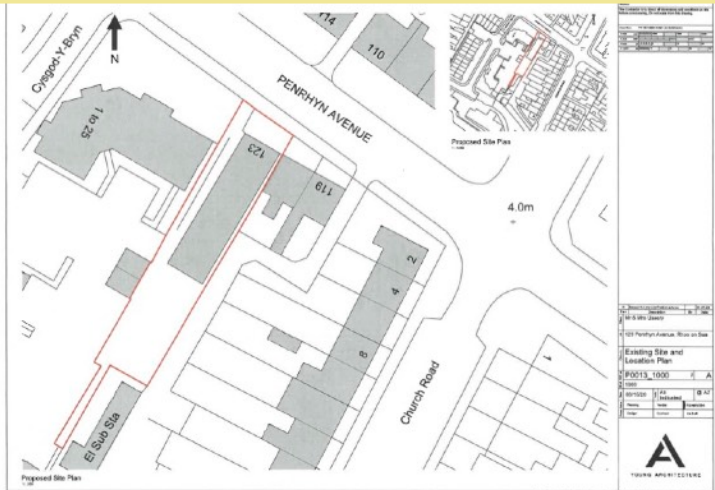
19'10" x 12'6" (6.06m x 3.81m)

### Room 2

8'8" x 8'1" (2.63m x 2.46m)

### Room 3

19'10" x 17'10" (6.06m x 5.44m) Maximum



### Room 4

8'0" x 7'8" (2.43m x 2.33m)

### Room 5

10'0" x 8'7" (3.04m x 2.61m)

### Room 6

32'4" x 19'10" (9.84m x 6.06m)

### Kitchen

11'11" x 10'1" (3.63m x 3.08m)

### W.C.

8'0" x 4'1" (2.43m x 1.25m)

### W.C.

6'0" x 4'11" (1.83m x 1.49m)



## Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and 1 mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos-on-Sea office turn left down Penrhyn Avenue.

Energy Performance Rating Band E

Large Commercial Unit

123 Penrhyn Avenue  
Rhos on Sea  
Conwy  
LL28 4LG

£99,950

Reference Number:RP3972  
20/05/25

Fletcher & Poole,  
1a, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

