



The Millbank Inn, Grange Road, Rhyl – LL18 4RD

£275,000 Freehold

Council Tax band: TBD

Tenure: Freehold

VIA AUCTION



FORMER PUBLIC HOUSE & RESTAURANT | SUBSTANTIAL FREEHOLD COMMERCIAL PREMISES | PROMINENT ROADSIDE POSITION | FIVE BEDROOM OWNER'S ACCOMMODATION | EXTENSIVE PARKING | DEVELOPMENT POTENTIAL (STPP)

Red Door Estate Agents are delighted to offer to the market this substantial freehold commercial property, formerly operating as *The Millbank Public House and Restaurant*, occupying a prominent position on Grange Road in Rhyl.

Set within a generous plot, this impressive property presents a rare opportunity to acquire a versatile commercial premises with extensive accommodation throughout and exceptional potential for a variety of future uses, subject to the necessary planning consents.

The ground floor offers spacious former licensed premises comprising a welcoming entrance, principal bar area, restaurant, separate function room, additional lounge/games room, commercial catering kitchen, customer cloakroom facilities, extensive cellar storage and various ancillary rooms, providing a flexible layout suitable for a range of commercial ventures.

Occupying the first floor is a surprisingly spacious residential accommodation comprising five well-proportioned bedrooms, two of which benefit from en-suite shower rooms, together with a fitted kitchen, family bathroom and generous living accommodation. Whether retained as owner's accommodation, staff accommodation or explored for alternative uses, the residential element offers excellent versatility.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing

- Former public house and restaurant
- Freehold commercial premises
- Prominent roadside Position
- No Onward Chain
- Five-bedroom owner's accommodation
- Two en-suite shower rooms & Family Bathroom
- First-floor fitted kitchen
- Main bar and restaurant
- Function room and additional lounge
- Commercial catering kitchen
- Extensive cellar storage covering the whole building
- Large customer car park
- Detached double garage
- Excellent redevelopment potential (subject to planning)



Bids can be submitted at any time and from anywhere.

Accommodation comprises:

A welcoming entrance provides access into the former licensed premises, leading through to the principal trading areas.

Main Bar

A spacious former public bar enjoying excellent natural light and offering a flexible open-plan layout capable of accommodating a variety of seating arrangements. The room retains many traditional public house features and provides an excellent entertaining or hospitality space.

Restaurant

A generous restaurant area offering ample space for

Landing

Providing access to all first-floor rooms.

Bedroom One

A generous double bedroom benefitting from an en-suite shower room. En-Suite Fitted with a shower enclosure, wash hand basin and low flush WC.

Bedroom Two

Spacious double bedroom enjoying pleasant natural light and generous proportions.

Bedroom Three

further double bedroom benefitting from its own en-suite shower room. En-Suite Comprising shower enclosure, wash hand basin, and low flush WC.



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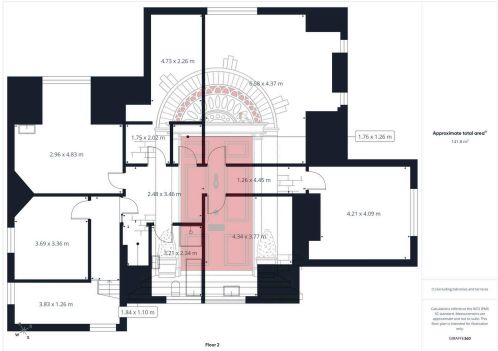
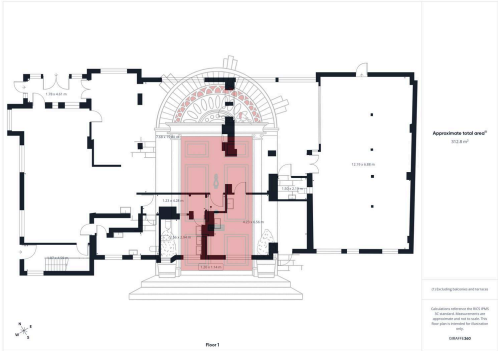
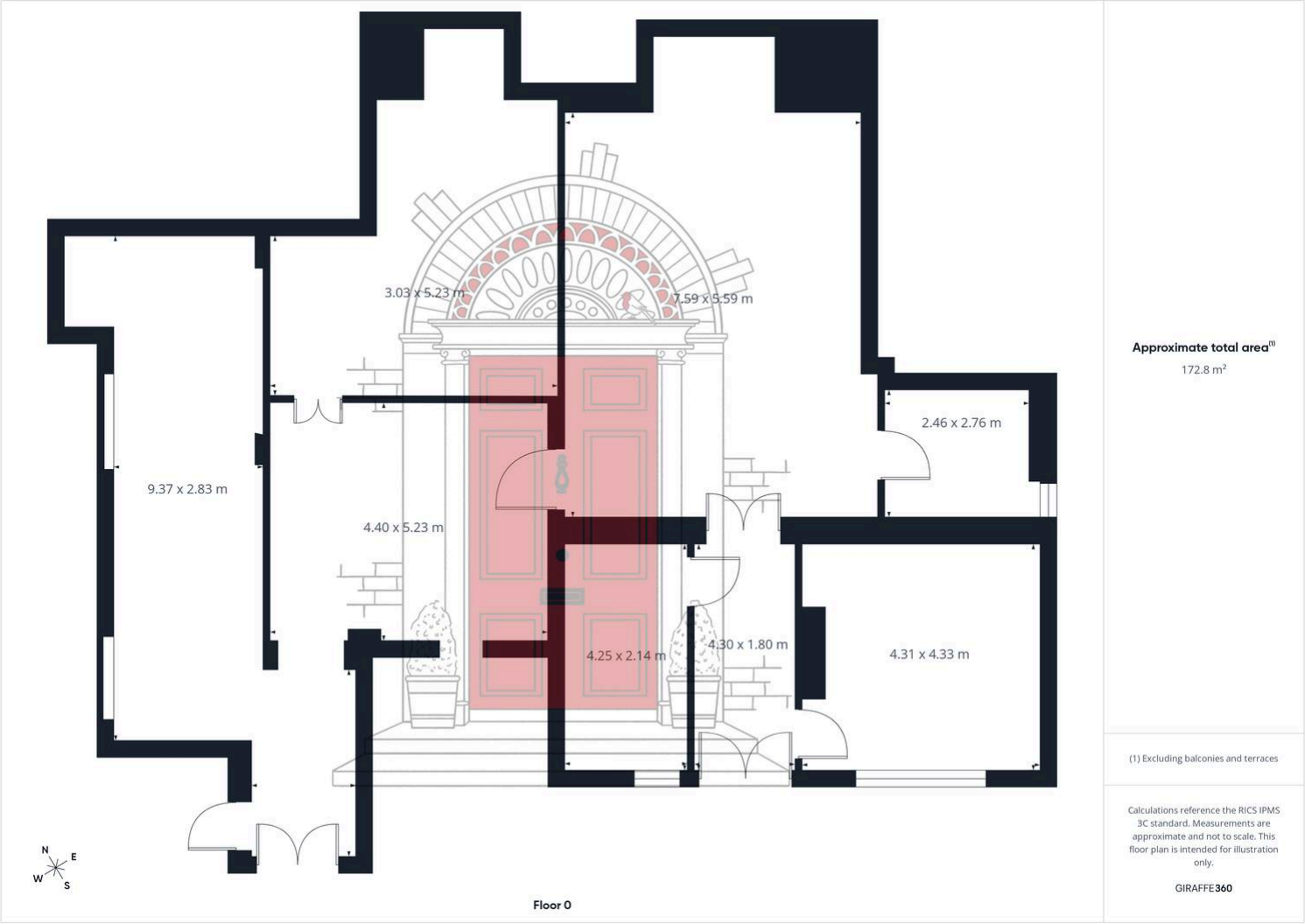
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