

**28-30 Pop In Centre Meliden Road,
Prestatyn, Denbighshire, LL19 9RT**

£130,000

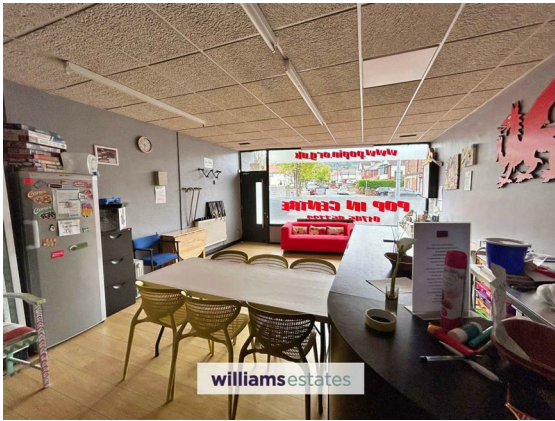


EPC - null Council Tax Band - Exempt Tenure - Freehold

Meliden Road, Prestatyn

2 Bedrooms - Shop

Williams Estates are happy to offer the opportunity to acquire a Shop and Further Upstairs Accommodation situated on a busy main road which achieves a high foot-fall and welcomes ample passers-by on a daily basis within the heart of the thriving town of Prestatyn. With a spacious shop floor and five spacious further rooms upstairs, this is a perfect business opportunity. Property is offered for sale through the Modern Method Of Auction which is operated by iamsold Limited.



Shop ;

Shop Accommodation

Access via a modern door with obscure panelling leading into the;

Shop Floor

35'10" x 16'2" (10.92 x 4.93 (10.91 x 4.92))

A great sized shop floor with ample power points, lighting, windows to the front, radiators a door providing access to the rear extension and a small hallway leading to the kitchen and WC areas.

Extension

19'8" x 11'5" (5.99 x 3.48)

Having lighting, power points a door providing access to the rear and a window to the side.

Kitchen

10'0" x 7'10" (3.05 x 2.39)

Fitted with a range of wall, drawer and base units with complementary worktops over, void for washing machine, void for dishwasher, void for under-the-counter fridge, tiled splashbacks, power points, void for double cooker, a window to the rear and a door leading into the ;

WC

6'3" x 3'6" (1.91 x 1.07)

Having lighting, low flush WC, wall mounted hand wash basin, tiled walls and an extractor fan.

Upstairs Accommodation - First Floor ;

Room One

16'6" x 13'1" (5.03 x 3.99)

With lighting, power points, radiator and a window to the front of the property.

Room Two

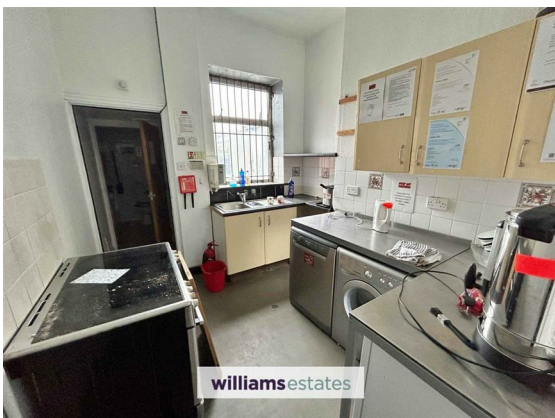
13'9" x 12'11" (4.19 x 3.94)

Having lighting, power points, radiator and an in-built storage cupboard.

Room Three

13'1" x 9'3" (3.99 x 2.82)

Having lighting, power points, radiator and a window to the front.



First Floor Kitchen

7'10" x 5'6" (2.39 x 1.68)

Comprising base units with worktop over, stainless steel sink with taps over, lighting, radiator and a window to the rear.

WC

Having lighting, low flush WC, tiling to half level and a window to the rear.

Second Floor ;

Room Four

12'0" x 10'8" (3.66 x 3.25)

Having lighting, power points, radiator and a window to the rear.

Room Five

11'8" x 8'4" (3.56 x 2.54)

Having lighting, power points, radiator and a window to the rear.

Business Rates

Rates are £791 per annum.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties'

personal data will be shared with the Auctioneer (iamsold Ltd).

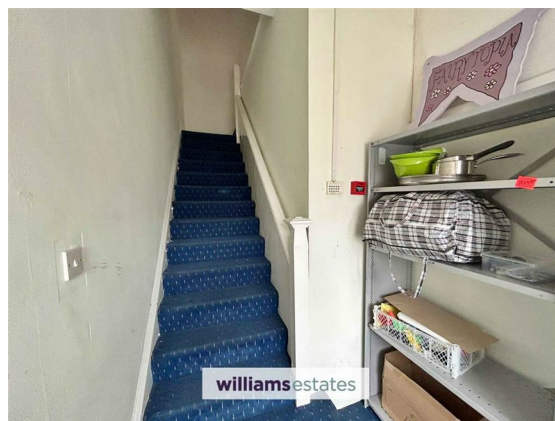
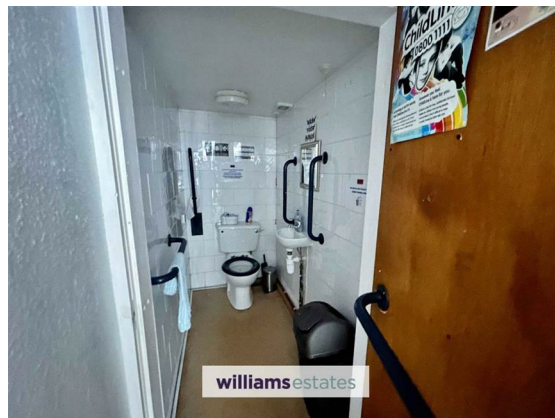
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

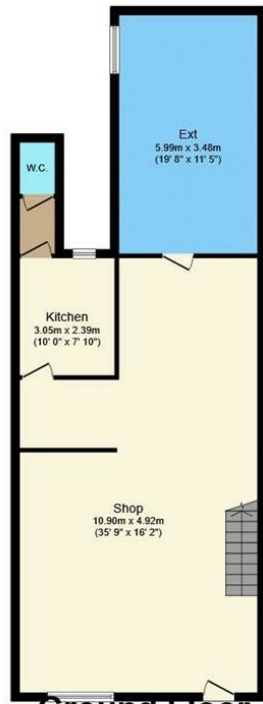
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

EPC

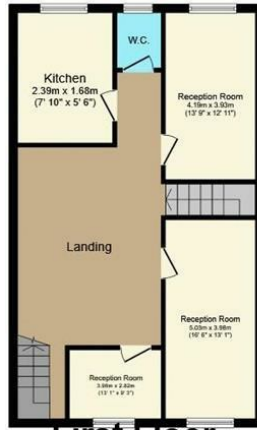
Commercial EPC Rating - E 101





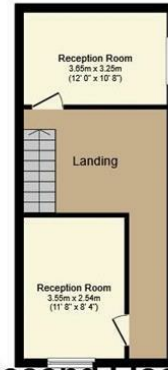
Ground Floor

Floor area 88.9 sq.m. (957 sq.ft.) approx



First Floor

Floor area 60.8 sq.m. (654 sq.ft.) approx



Second Floor

Floor area 31.3 sq.m. (337 sq.ft.) approx

Total floor area 181.0 sq.m. (1,948 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.