

williams estates



**173 High Street, Prestatyn,
Denbighshire, LL19 9AY**

£630 PCM



EPC - null Council Tax Band - Tenure -

High Street, Prestatyn

0 Bedrooms - House

Williams Estates are pleased to advertise a fantastic opportunity to lease a fair sized ground floor shop unit situated on the sought after High Street of Prestatyn. Within walking distance of all local amenities, bus station, railway station and Prestatyn retail park, which boasts a number of new shops. The shop unit briefly comprises of a fair sized shop front, store room and W.C. Internal viewing is highly advised to fully appreciate.

Accommodation

via a timber framed single glazed door, leading into the;

Shop Floor

27'0" x 9'9"

Having lighting, power points, glazed window onto the front looking out onto the High Street and doorway off to the rear, leading into the;

Store Room

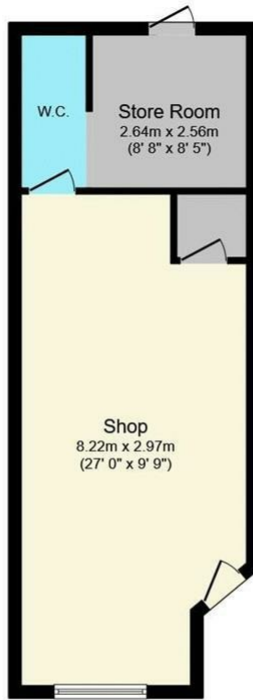
8'8" x 8'5"

Being a good sized storage area, having a W.C. facility, hand-wash basin and a door to the rear.

Directions

Walking from our Prestatyn Office, please head towards the High Street, passing Bar 236. Continue down the High Street and the shop unit can be found on your right hand side.





Floor Plan

Floor area 39.5 sq.m. (425 sq.ft.) approx

Total floor area 39.5 sq.m. (425 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	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.