

# williams estates



**The Emporium High Street, Prestatyn,  
Denbighshire, LL19 9BP**

**£795 PCM**



**EPC - null**

**Council Tax Band - Exempt**

**Tenure -**

# High Street, Prestatyn

## 0 Bedrooms - Shop

Half price rent for first three months!!

Williams Estates are pleased to advertise a fantastic opportunity to lease a good 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 good sized shop front, store room, washing facilities and W.C. Internal viewing is highly advised to fully appreciate.



### Accommodation

via a glazed door, leading into the;

### Shop Floor

27'10" x 22'1" (8.48 x 6.73)

Having lighting, power points, single glazing to the front and side elevation and door off.

### Kitchen Area

Having lighting and washing facilities

### W.C.

Having lighting and a low flush W.C.

### Store Room

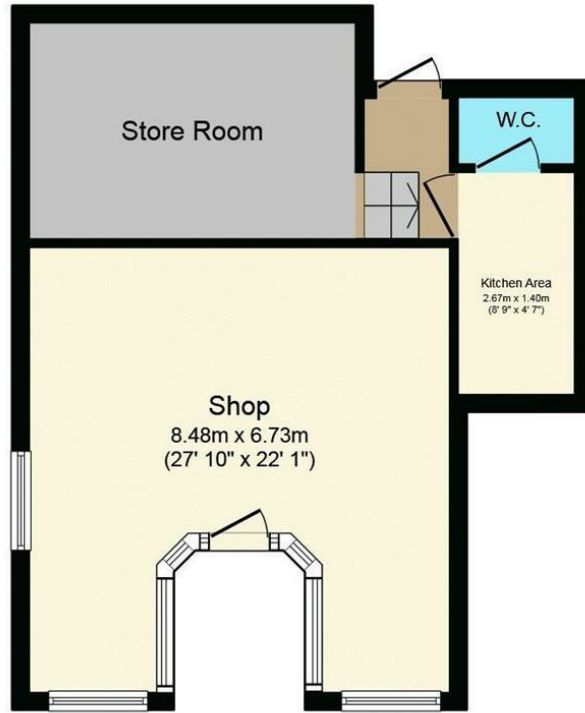
Being of a good sized and excellent for storage, having lighting and power points.

### 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 left hand side, by the current shop name - Blooming Gorgeous.







### Floor Plan

Floor area 41.2 sq.m. (443 sq.ft.) approx

Total floor area 41.2 sq.m. (443 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.