

Ref: SD 2375

## **Harkers Leisure Ltd - £4,500,000**

**14-20 West Parade, Rhyl**



Owing to retirement a substantial amusement and Bingo Arcade situated in a prime location on Rhyl seafront. For sale Freehold as a going concern to include 16 apartments and a large self-contained café.

**FREEHOLD**

**£4,500,000 FREEHOLD**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

The apartments bring in an income when fully let circa £80,000 per annum, long established amusement over 50 years with an enviable reputation.

The ground floor extends to some 1316m<sup>2</sup> which equates to 14,334 Square feet or thereabouts with a lower ground floor of 1328 Square Feet.

There are numerous machines all owned and a detailed inventory of these are available after a viewing.

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of C-63

### **VIEWINGS**

Strictly by prior appointment with the Sole Agent.

Colin or Charlotte Flannigan – 01492-534881  
anyone@stdavidsproperty.com

### **COSTS**

Each Party will bear their own legal costs.

### **ACCOUNTS**

Accounts will only be made available after a viewing.

### **FREEHOLD**

£4.5 MILLION

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

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**FREEHOLD**

**£4,500,000 FREEHOLD**