

Ref: SD 2415

## **Investment Premises - £380,000**

**49 East Parade, Rhyl**



**Residential investment property situated on Rhyl Sea front comprising 6 self-contained apartments, HMO registered on 28/3/19 for 5 years producing an income of £35,660 per annum. Rent Smart Wales Registered. Deposits all protected Property is now under offer**

**PRICE**  
**£380,000 PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

#### GROUND FLOOR AND LOWER GROUND FLOOR FLAT

Self-contained apartment with 3 Bedrooms/Lounge/Kitchen/separate w.c., 3 piece Bathroom.  
Gas fired central heating, double glazed with rear car park for at least 6 cars which goes with the apartment.

EPC Rating 'D'

Extending to 148m<sup>2</sup> – 1611 square feet

Let at £695.00 per month

#### FLAT 1 (First Floor)

Mid Floor Flat extending to 28m<sup>2</sup> circa 304 square feet

EPC Rating 'D'

Combined Kitchen and Lounge

Bedroom and Shower Room

Fabulous views

Let at £390.00 per month

#### FLAT 2 (mid Floor Flat)

Kitchen/Lounge/2 Bedrooms/Bathroom

EPC Rating 'D'

Let at £476.67 per month

#### FLAT 4

2 Bedrooms/Lounge/Kitchen/3 piece Bathroom

55m<sup>2</sup> circa 600 square feet

EPC Rating 'B'

Let at £525.00 per month

#### FLAT 3

Combined Kitchen and Lounge

Bedroom

EPC Rating 'E'

Let at £390.00 per month

#### FLAT 5 (Top Floor Apartment)

One Bed

Extending to 132m<sup>2</sup> - 1437 square feet

(According to EPC 'C' Rated)

Let at £495.00 per month

Total Income £35,660.00

PRICE £380,000.00

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.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 25th July 2022. Subject to contract

**PRICE**

**£380,000 PRICE**