

Ref: SD 2466

Prime Freehold Position - £375,000

34 / 35 West Parade, Rhyl



**Substantial café / retail seafront location with 4 apartments over. 2 x 3 bedroom and 2 x 2 bedrooms.
The residential parts all let.**

FREEHOLD
£375,000 FREEHOLD

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

Café and Restaurant area on ground floor extending to some (2855 square feet) EPC C

Basement area: 871 Square Feet.

Rear Access to the apartments.

FLAT 1: 533 Square Feet – EPC D

FLAT 2: 598 Square Feet – EPC C

FLAT 3 (Top Floor) 958 Square Feet – EPC D

Flat 4 (Top Floor) 958 Square Feet – EPC E

PRICE: £375,000.00

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.

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FREEHOLD

£375,000 FREEHOLD