

FOR SALE - INVESTMENT OPPORTUNITY.

25 KINMEL STREET, RHYL, DENBIGHSHIRE, LL18 1AH



2,622 sq ft (242 sq m) suitable for retail, office, storage, and studio uses the property is self-contained and all floors are accessed via stairwell. The premises has w/c facilities at rear and includes a parking yard/area.

The premises are located overlooking Kinmel Street in directly south of the High Street in the seaside town of Rhyl. The North Wales Expressway (A55) is approximately five miles to the south-east via the A525. Rhyl Railway Station is less than two minutes on foot. This period style premises comprises a multi-levelled multi-purpose variety of space suitable for a range of occupiers.

Guide Price - £100,000.00

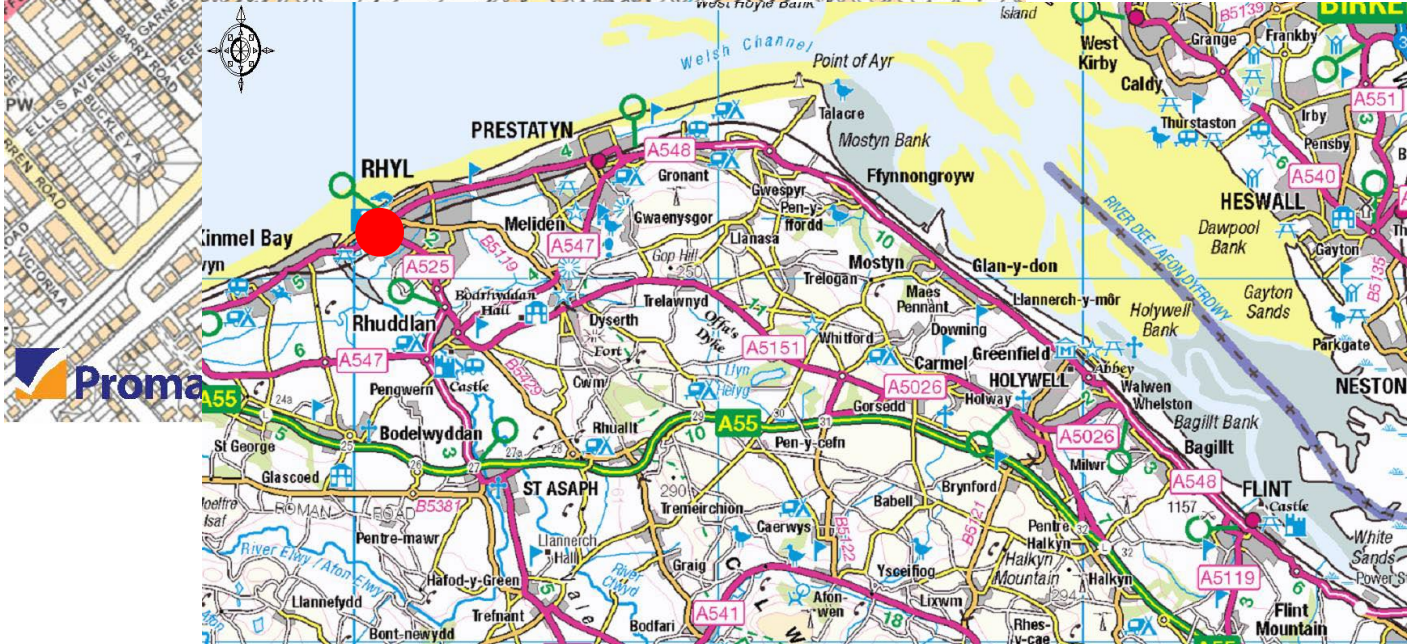
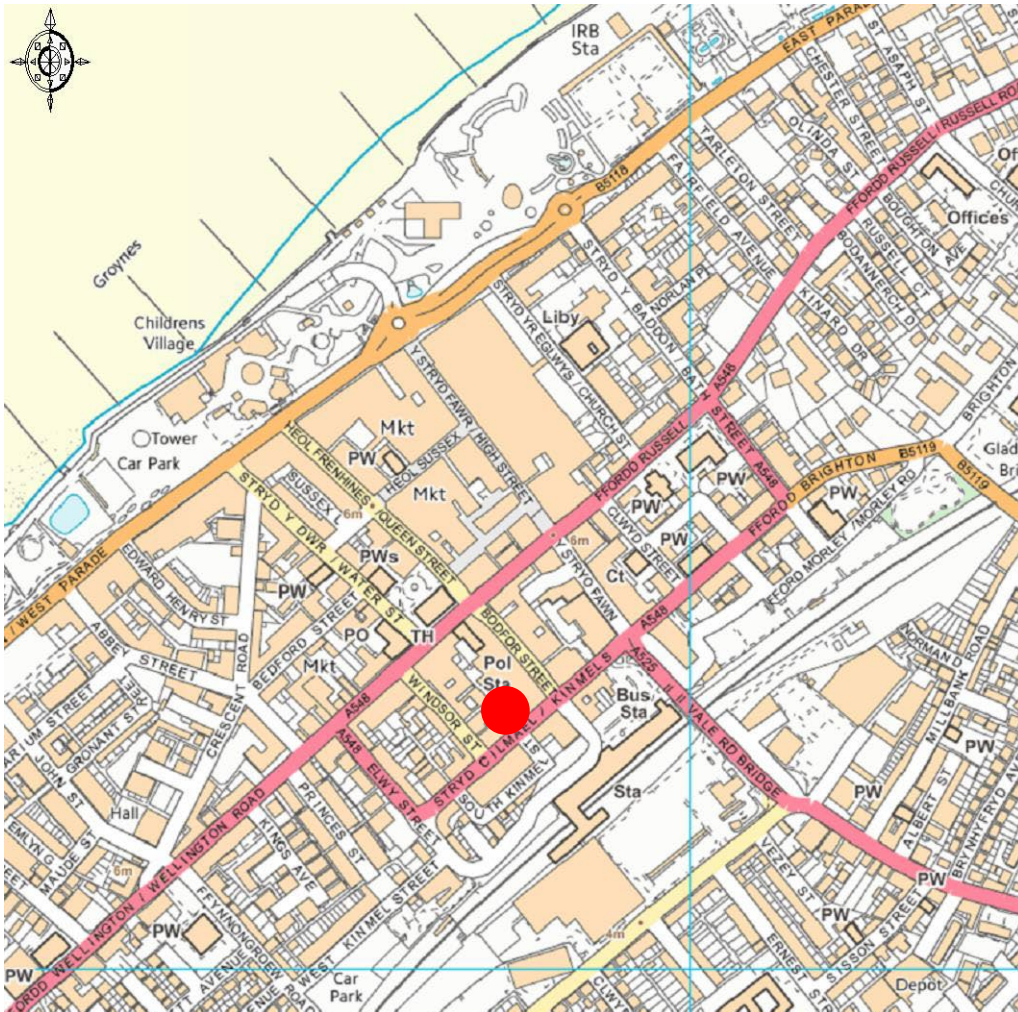
For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

• Subject to Contract • EPC D-97 • Details created 03/24 • VIEWING STRICTLY BY APPOINTMENT ONLY.

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley
Telford, Shropshire TF7 5AH
Tel: 01952 603303/01902 229550
enquiries@wltcommercial.co.uk
wltcommercial.co.uk





IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT.
- (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.