

**FOR SALE**

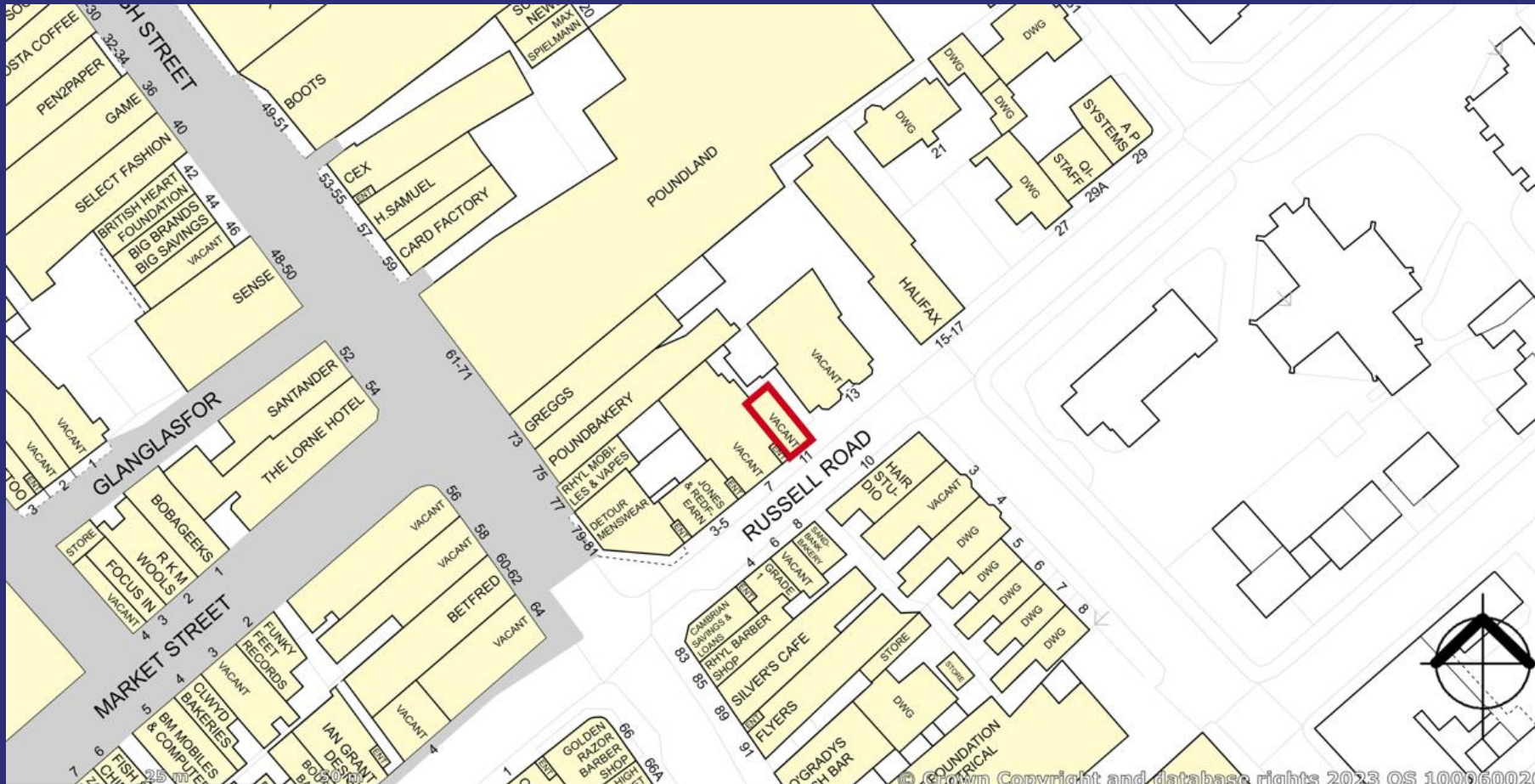
**11 RUSSELL RD, RHYL, LL18 3BS**



## LOCATION

The property is located in a good secondary retailing location on Russell Road, which leads directly to the prime retailing pitch of High Street. There is on street car parking close to the premises.

The property can be more readily identified from the attached plan.



- **Shop for Sale**
- **Good retailing location**
- **Potential flat conversion on the upper floors, subject to planning**
- **Busy tourist town**

**DESCRIPTION**

The property comprises a ground floor sales area leading back to auxiliary and w/c.

The first floor provides for office accommodation and second floor could be converted to a flat, subject to planning.

**ACCOMMODATION/AREAS**

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	<b>Sq M</b>	<b>Sq Ft</b>
GF Sales	44.78	487
FF Office	20.28	218
FF Kitchen area	13	140
Second floor	20.82	224

**TENURE**

The property is available freehold with vacant possession.

**PRICE**

£80,000

**RATES**

The VOA website confirms the property has a Rateable Value of £6,900.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council.

**SERVICES**

All main services are understood to be available or connected to the property subject to statutory regulations.

**VAT**

All prices quoted are exclusive of but will be liable to Value Added Tax.

**EPC**

A full copy of the Energy Performance Certificate is available upon request from the agents.

**LEGAL COSTS**

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

**AGENTS NOTE**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**PLANS/PHOTOGRAPHS**

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



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**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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