



Elwy Street, Rhyl, Denbighshire, LL18 1BP

£165,000

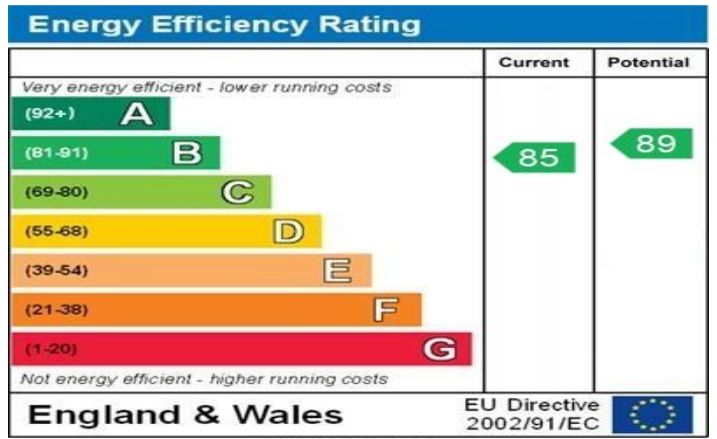
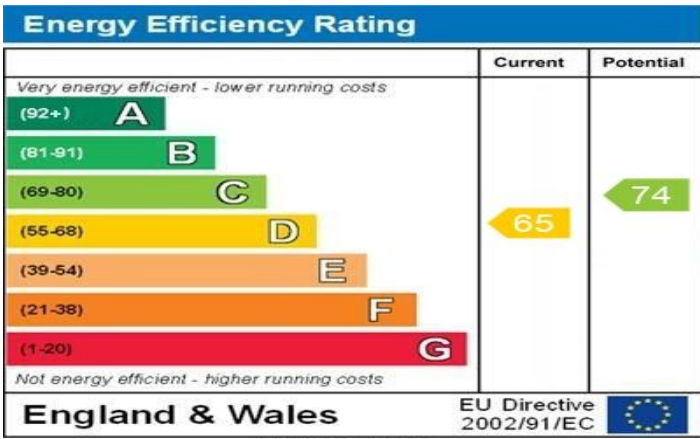
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An investment opportunity has arisen to purchase this mixed-use terraced commercial property with tenanted residential flats above, located close to Rhyl's town centre, the property has easy access to local amenities, seafront and promenade, with its leisure facilities. The property comprises a vacant ground floor shop premises with a current ratable value of £2,475, plus two self-contained flats above. To the first floor a one-bedroom flat (which will soon become vacant) and a two-bedroom flat to the top floor, providing a total of three bedrooms, two kitchens, two bathrooms and two reception rooms. The building would benefit from some modernisation making this a great investment opportunity for a number of investors looking for a good potential income of £13,500. The property also benefits from privately owned solar panels and CCTV.

- Mixed-use commercial and residential property
- Two self-contained rental flats above
- Projected income potential £13,500 yearly
- Vacant shop premises present ratable value £2,475
- Walking distance to Rhyl's main town and seafront
- Close to shops, cafes, amenities

PETER LARGE

ESTATE AGENTS



Floor Area: 2109 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

