



**Tatty Mutts Dog Groomers, 15 Rhyl Road, Denbigh, Denbighshire, LL16 3DT**

**£120,000**



**EPC - null Council Tax Band - Tenure - Freehold**

# Rhyl Road, Denbigh

## 0 Bedrooms - Shop

**\*\*On-going business opportunity\*\*** A detached commercial property situated on Rhyl Road, Denbigh which enjoys a superb location. Having a good size shop floor to the front and rear which has potential for any business purposes. Also having W.C, kitchen and a good size rear yard. Further benefits include security system and double glazing. Viewing highly recommended.



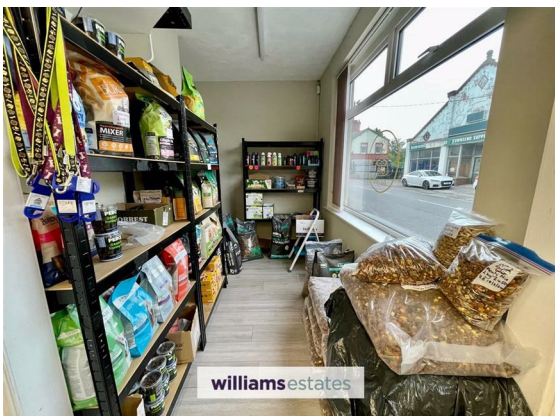
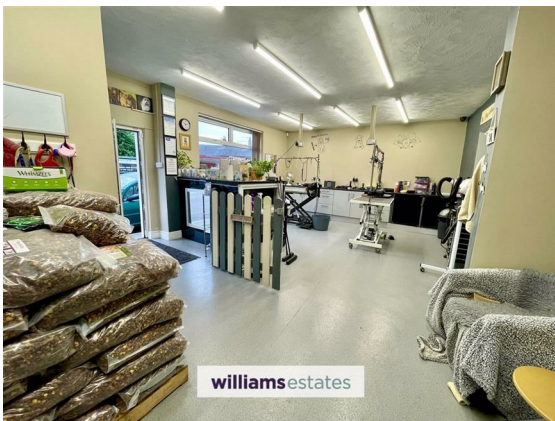
**Shop Floor**  
26'6" x 17'5" (8.101 x 5.316)

**Rear Shop**  
19'11" x 15'2" (6.077 x 4.633)

**Kitchen**  
9'6" x 4'0" (2.899 x 1.243)  
With base unit and work surface over, stainless steel sink and power points.


**W.C**  
7'10" x 3'3" (2.410 x 0.992)  
Low flush W.C and basin.

**Outside**  
A good size enclosed yard to the rear with access to the main road.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.