



**St. Davids  
Commercial**

**FOR SALE**

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.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. April 2023. Subject to contract.

**FREEHOLD**

**£375,000 FREEHOLD**