

Ref: SD 2532

Located In A Prime Position - £425,000

37 West Parade, Rhyl



**Substantial end of terrace 5 storey building, trading as a busy café with rooms over.
Located in a prime position.**

£425,000

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193

ACCOMMODATION

Car Park to the rear of the property with space for 2 cars.

Lower Ground Floor – Circa 250 square feet

Ground Floor - Kitchen/Restaurant area and WC extending to some 688 square feet.

First Floor – extending in total to some 690 square feet with WC.

Second Floor – extending in total to some 60m², 653 square feet.

Top Floor – Extending to 40m², 435 square feet.

SALE PRICE – FREEHOLD £425,000.00

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. November 2023. Subject to contract.

£425,000