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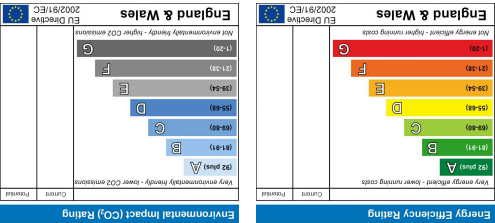
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Not to Scale
For Illustrative Purposes Only



Floor Plan



WATER STREET, CAERWYS

£210,000



MIXED USE INVESTMENT PROPERTY | DOUBLE FRONTED SHOP | TWO BEDROOM FLAT. A fantastic opportunity to purchase a mixed use investment property in a prime location in the heart of the idyllic town of Caerwys within close proximity to the A55 expressway.

Attractive double fronted property with the ground floor split in to three different sections - Convenience Store, Butchers and Post Office Concession. To the first floor you will find a Two Bedroom Apartment complete with Lounge, Kitchen and Bathroom.

To the left hand side of the ground floor space there is a long-standing local butcher's and Post Office concession which is Let to the same tenant at a rent of £750 PCM (£9,000 per annum), which is subject to a rent review.

The Convenience store is currently let for £400 PCM (£4,800 per annum)

Non Domestic Energy Efficiency Rating B.

To the first floor is a spacious and well-presented two-bedroom self-contained apartment which has recently been improved by the current owners. The apartment is Let on an at a rent of £550 per calendar month (£6,600 per annum).

In total, there is a combined annual rental income of £1,700.

Location:

The premises is situated in heart of the town of Caerwys which is located within the county of Flintshire in North Wales. The property is ideally located just two miles away from the A55 expressway and one mile from the A521 Mold-Denbigh road. Located just off the main road the premises occupies a prominent position in the centre of the town. The business is situated just two miles from the A55 expressway and is in close proximity to surrounding caravan parks.

Services:

Electric, water and drainage are believed available or connected to the property. All services and appliances not tested by the selling agent.



Accommodation:

Ground Floor:

RIGHT SIDE OF SHOP FLOOR:

'CENTRAL STORES'

13'4" x 22'2" (4.08m x 6.78m)
Double fronted shop with tiled floor, strip lighting, two double glazed window displays and power points.

LEFT SIDE OF SHOP FLOOR:

'BUTCHER AND POST OFFICE COUNTER CONCESSION'

13'4" x 22'2" (4.08m x 6.78m)
Continuation of the tiled flooring, strip lighting, leading to a preparation/ wash area with gas boiler, window to the side elevation and door providing rear access.

Rear of Shop:

14'9" x 9'10" approximately (4.5m x 3m approximately)
Currently used as part of the butchers.

Wash Area:

W.C.

First Floor Accommodation:

The flat is accessed from the rear of the building via a separate access.

Lounge:

Kitchen:

Bedroom One:

Bedroom Two:

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