



Perfect PLACE For Investment

A Prime Investment Opportunity!

We are pleased to present this remarkable building, strategically positioned on Church Street, to investors looking to enhance their portfolio . The property comprises of two generously proportioned semidetached units, offered as a single entity, presenting an exceptional investment prospect with abundant potential.

Features

Nestled on an expansive plot boasting ample parking and promising opportunities for further development, this offering epitomizes a lucrative investment venture.

- ✓ All units rented
- ✓ Close to town center and business center
- ✓ Ideal investment
- ✓ Ongoing leases
- ✓ Huge future development potential
- ✓ Large plot

BIDS STARTS

£330.000



RECEPTION



TREATMENT ROOM



TREATMENT ROOM

FIND YOUR Ideal Investment

PROPERTY OVERVIEW

This distinguished structure encompasses a diverse range of spaces, including a substantial commercial unit secured under a lease agreement, alongside a two bedroom first floor apartment and a charming ground floor one bedroom apartment.

The commercial unit, featuring a five year lease agreement, spans across both levels, showcasing five spacious treatment rooms, a welcoming waiting area, fully equipped WC facilities compliant with disability standards, and a convenient kitchenette.

On the opposing side, the property hosts a spacious two-bedroom apartment on the first floor, complemented by a quaint one bedroom residence on the ground level. Both units boast existing tenancy agreements, ensuring immediate revenue streams for potential investors.

Retaining much of its original architectural charm and character, these semidetached properties exude grandeur, presenting an enticing addition to any investor's portfolio.



WELCOME
TO YOUR NEW
PLACE



OPPORTUNITY IS CALLING!



TWO IN
ONE
BEST OF
BOTH
WORLDS



WELCOME
TO YOUR NEW
DEVELOPMENT



STRATEGIC LOCATION

Ideally situated within close proximity to the thriving Flintshire retail park, replete with a diverse array of shops and commercial enterprises, this property enjoys a strategic location conducive to attracting tenants and patrons alike.

EXTERIOR FEATURES

Set upon an impressive parcel of land, the property boasts a commanding presence, with ample parking facilities situated to the side and rear.

This expansive layout not only accommodates current needs but also affords promising avenues for future development endeavors.

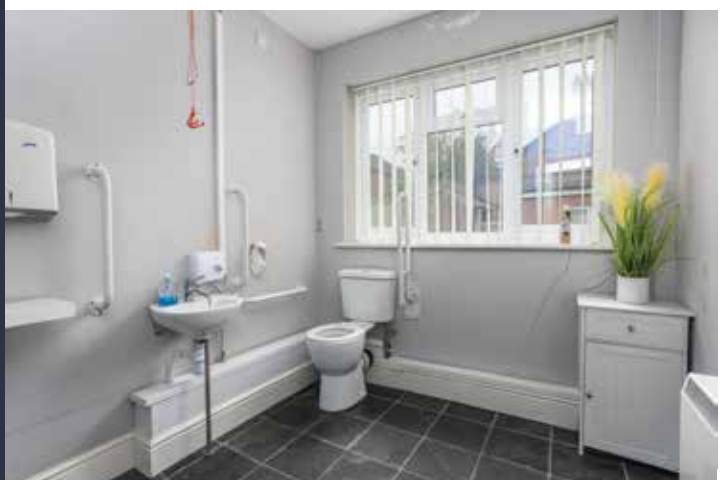
In summary, this offering represents an unparalleled opportunity for astute investors seeking to capitalize on a prime asset with inherent potential for lucrative returns.

RENTAL INCOME CIRA

£23,100



YOUR OPPORTUNITY AWAITS!



AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer';

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.