

# FOR SALE

## Former Garage / Petrol Station

Site Area 0.17 Acres



### Prominent Corner Site in Prestatyn

- Close to Prestatyn Town Centre
- Well established garage and former petrol station
- Scope to use for these purposes or car sales site



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The site provides a corner location fronting onto both Gronant Road (A547) and Pendre Avenue towards the top of the High Street in Prestatyn. The site is currently operated as a garage / workshop. The surrounding area provides an affluent residential area mainly of semi-detached / detached dwellings within the upper part of Prestatyn. Prestatyn is a seaside town within Denbighshire. It is located on the Irish Sea coast, Rhyl is approximately 5 miles to the east and Prestatyn has a population in the region of 20,000. The town also benefits from excellent shopping within walking distance for restaurants, bars and also Prestatyn retail park anchored by Marks and Spencers, Tesco with a range of national multiples within the Park and also a number of niche occupiers within the High Street which is a short walking distance away.

## DESCRIPTION

The site provides a former mechanics garage with forecourt closed some years ago as a petrol filling station, the tanks have been decommissioned and left in situ. The garage benefits from small reception office, storage and workshop building to the rear with a concrete hard standing surrounding the front and side of the site.

There is limited competition from other petrol stations and good scope for garage due to the prominence of the site and catchment population within the town and accommodation remaining the same.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions

Site Area	0.17 acres
-----------	------------

## PLANNING

The property and site benefits from established usage and planning permission as a former mechanics garage forecourt and petrol station.

## TENURE

We understand the land is held freehold.

## PRICE

Offers in the region of

**£375,000**

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

**0151 319 2424**

**07702 131 701**

**Contact : Jonathan Owen**

## AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

**07702 131 701 / 0151 319 2424**

**jonathan@jorealestate.co.uk**

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all plans, maps and photographs are for identification purposes only and do not form any part of a contract.