

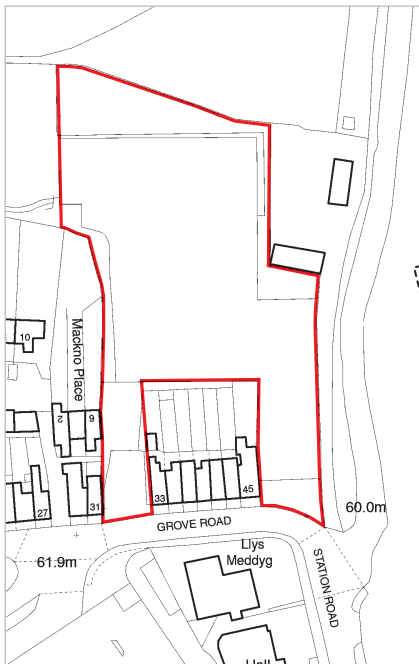
Denbigh

Land to the north side
of Grove Road
Clwyd
LL16 3UU

- **Freehold Vacant Site with Planning Consent for Self Storage**
- Comprises a self-contained site of approximately 0.61 hectares (1.5 acres)
- Planning consent for self storage
- Located in close proximity to central Denbigh

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Denbigh is a market town in the Vale of Clwyd 10 miles south of Rhyl, 8 miles north of Ruthin and 32 miles west of Chester. Road communications are provided by the A543 and A525, the latter affording access to the A55.

The property is situated on the north side of Grove Street to the eastern end, near the corner with Station Road.

Occupiers close by include Lidl and Townsend Supplies, with an Aldi, Peacocks and Home Bargains on a new development just east of the site.

Description

The property comprises a self-contained vacant site of 0.61 hectares (1.5 acres) on which the previous buildings have been demolished. The site benefits from two access points on Grove Road.

Planning

Consent (Ref: 01/2016/1165/PF) was granted on 15th November 2017 for change of use to B8 self storage, for the siting of storage units and site office. www.denbighshire.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

We are advised an EPC is not required.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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