



The Presbyterian Church

Marine Road, Pensarn, Abergele, LL22 7PS

Freehold £180,000

- Grade II Listed Church
- Built in 1887
- Prominent position in tourist hot spot
- Interior retaining much of its original features
- Lawned area to front and side of building
- Planning approval for café/mezzanine floor, ground floor as retail shop

Ref: 91949

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips

LOCATION

The English Presbyterian Church sits in a prominent position on Marine Road, Pensarn, which is just a stones throw from Pensarn Beach which was a Seaside 2021 winner, and surrounded by the multiple holiday and caravan parks that occupy the area. The town of Abergele is 1 mile south with the popular seaside resort of Rhyl, 4 miles up the coast. The property is on the A548 which links to Towyn, Rhyl and Prestatyn northbound with the A55 southbound providing access to Chester to the north and Conwy and Caernarfon to the south. Abergele and Pensarn Railway Stations serve the town and run on the North Wales Coastline. The town also lies on the National Cycle Route 5.

The property is of gothic style with limestone masonry, blue slate roof tiles and with a wheel window in the front façade.

TRADE AREAS

Internal space boasts much of the building's original features and includes stained glass windows, wood bench pew seating areas with an open plan layout and a wood panelled arched ceiling. Our client advises that planning permission has been granted for the introduction of a café and the installation of a mezzanine floor.

EXTERNAL

Well presented lawns to the rear and side of the building.

THE BUSINESS

The business would suit a developer or motivated party to bring this unique and historic building back to life and take advantage of its prominent position in one of North Wales holiday 'hot spots'. It may also be utilised for residential or nursery conversion, subject to planning permission.

TENURE & PRICE

FREEHOLD £180,000 to include fixtures and fittings.

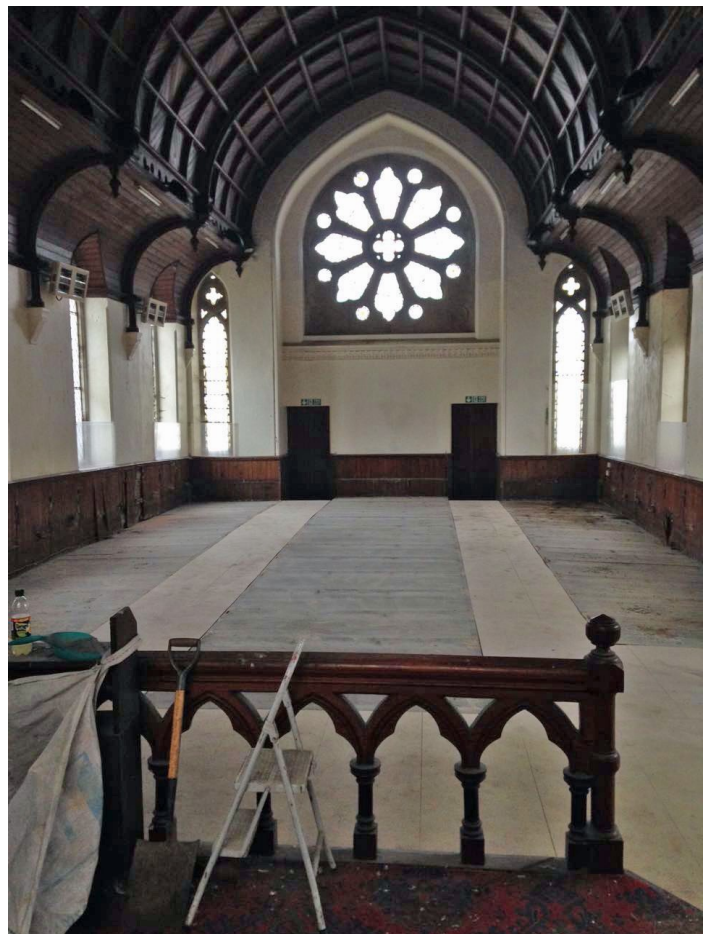
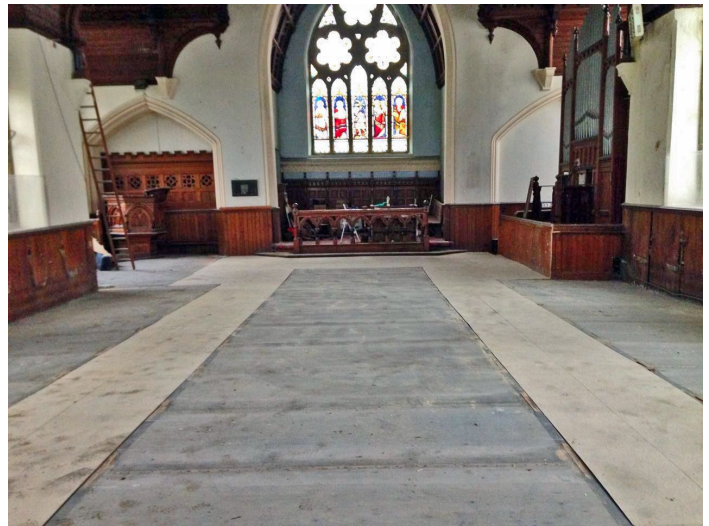
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LOCAL AUTHORITY

Conwy County Borough Council
Bodlondeb Council Offices
Bangor Road
Conwy
LL32 8DU

Rateable Value - 1 April 2023 to present - £9100. The property is currently except for business rates.



BUSINESS MORTGAGES

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