

# 3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA

\*GUIDE PRICE £80,000+



- **Commercial investment producing an income of approximately £9,668.00 per annum.**

**Description** A four bedroomed modern town house property benefiting from double glazing, central heating, security alarm, allocated parking and an integral garage. The property is currently used as offices and let by way of a 3 year lease from October 2014 producing a rental income of approximately £9,668 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Crown Lane which is accessed via High Street (A543) within Denbigh town centre with stunning views across the Vale of Clwyd. Denbigh is a picturesque, bustling market town steeped in history with excellent schools and facilities.

**Ground Floor** Hallway, Office, Kitchen/Dining Room, WC.

**First Floor** Four Rooms, Bathroom/WC, Storeroom. Bathroom with walk in shower/WC

**Outside** Garage, Allocated parking.