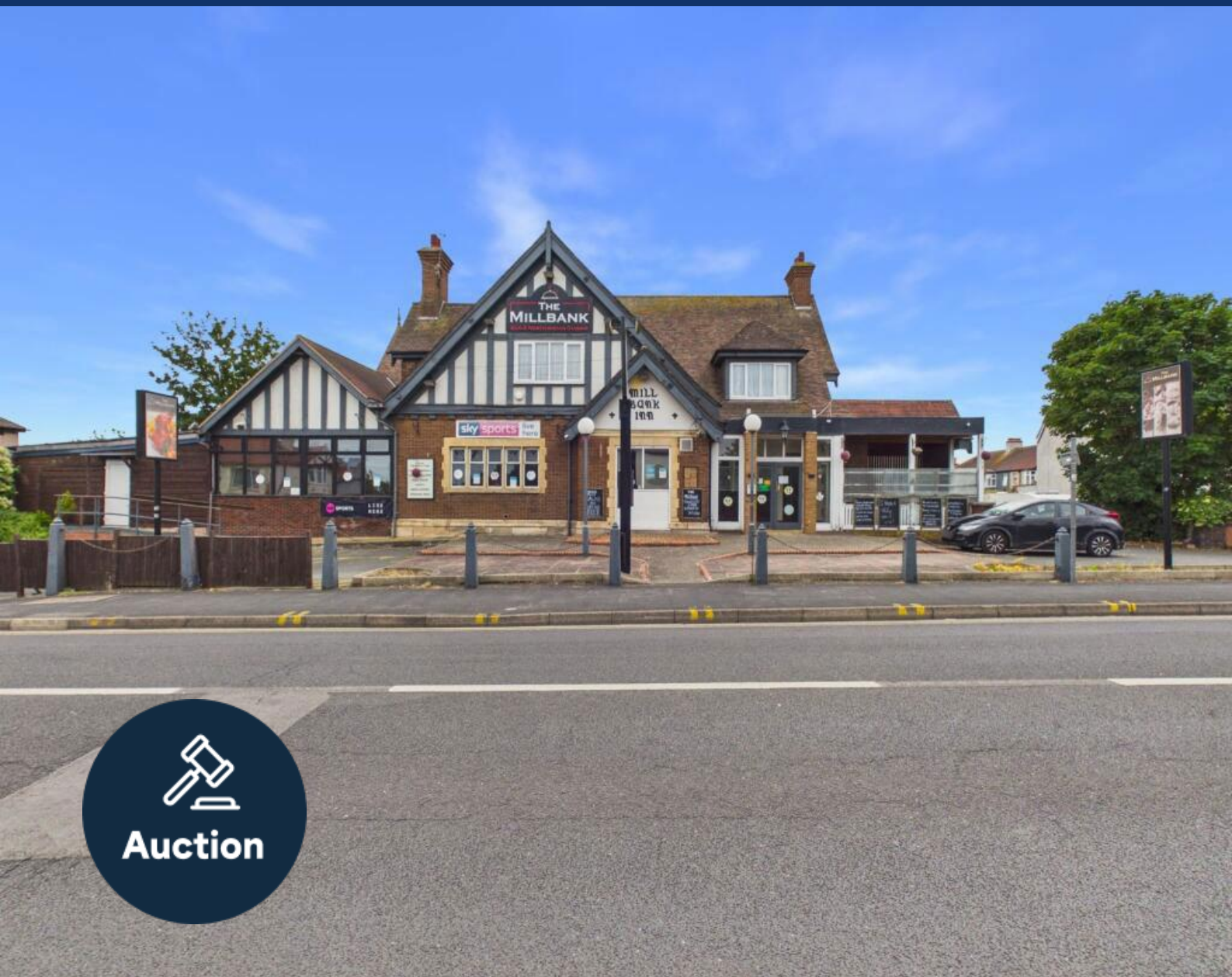




Drinking Establishment in LL18

Grange Road, Rhyl, Denbighshire, LL18 4RD

£275,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Former public house and
- ✓ Freehold commercial premises
- ✓ Prominent roadside Position
- ✓ No Onward Chain
- ✓ Five-bedroom owner's

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Former public house & restaurant | substantial freehold commercial premises | prominent roadside position
| five bedroom owner's accommodation | extensive parking | development potential (stpp)

Red Door Estate Agents are delighted to offer to the market this substantial freehold commercial property, formerly operating as The Millbank Public House and Restaurant, occupying a prominent position on Grange Road in Rhyl.

Set within a generous plot, this impressive property presents a rare opportunity to acquire a versatile commercial premises with extensive accommodation throughout and exceptional potential for a variety of future uses, subject to the necessary planning consents.

The ground floor offers spacious former licensed premises comprising a welcoming entrance, principal bar area, restaurant, separate function room, additional lounge/games room, commercial catering kitchen, customer cloakroom facilities, extensive cellar storage and various ancillary rooms, providing a flexible layout suitable for a range of commercial ventures.

Occupying the first floor is a surprisingly spacious residential accommodation comprising five well-proportioned bedrooms, two of which benefit from en-suite shower rooms, together with a fitted kitchen, family bathroom and generous living accommodation. Whether retained as owner's accommodation, staff accommodation or explored for alternative uses, the residential element offers excellent versatility.

Externally, the property benefits from extensive customer parking, generous outdoor seating areas, a former beer garden, detached double garage and ample external space, further enhancing the property's appeal and future potential.

Occupying a highly visible roadside position within easy reach of Rhyl town centre, the property enjoys excellent transport links to the A55 Expressway and surrounding North Wales coastal towns. Whether you're seeking to re-establish a hospitality business, create an alternative commercial enterprise or investigate redevelopment opportunities, The Millbank represents an exciting investment opportunity.

Please note the property is opted for VAT.

Please note we have not inspected this property.

Price: Starting Bid £275,000

Property Type: Drinking Establishment

Business Type: Pubs

Parking: On Street

Location

Occupying a prominent position on Grange Road in Rhyl. Set within a generous plot, this impressive property presents a rare opportunity to acquire a versatile commercial premises with extensive accommodation throughout and exceptional potential for a variety of future uses, subject to the necessary planning consents.

Accommodation

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Tenure

Freehold, title number WA865085

Rateable Value

Current rateable value (1 April 2026 to present) £8,100

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

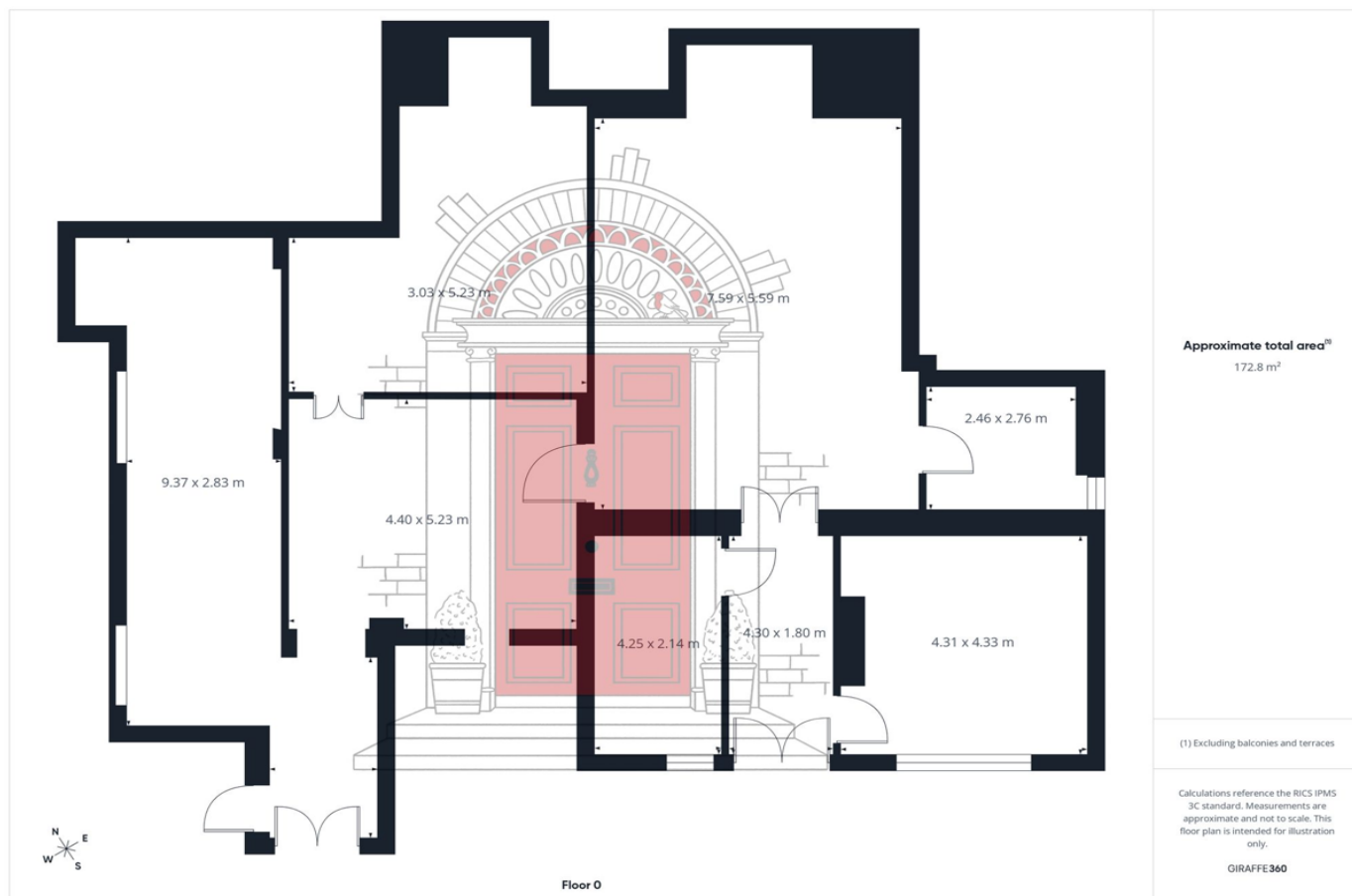
Sourced from VOA.

EPC

Rating D, full report available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Grange Road, Rhyl, Denbighshire, LL18 4RD

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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