

LOT  
**59**

**28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX**  
**\*GUIDE PRICE £80,000–£90,000**



- **Ground floor retail unit together with 1 x 2 bed flat above. Partial double glazing. Electric heating.**

**Description** A two story middle terrace property comprising of a ground floor retail unit currently operating as a café/ sandwich bar together with a 2 bedroomed flat to the first floor accessed via a separate entrance. The property benefits from partial double glazing and electric heating. Please note the property will be vacant on completion.



Not to scale. For identification purposes only

**Situated** Fronting Station road in a prominent position within walking distance to local amenities and easy access to transport links.

**Ground Floor** Main Sales Area, Kitchen, Storage, WC

**First Floor** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C

**Beresford  
Adams**