

Lot 34, 149 Wellington Road, Rhyl,

Denbighshire LL18 1LE

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Commercial & Residential Development Opportunity

- Comprises a former Funeral Parlour
- Change of Use and Redevelopment opportunities including Residential, Medical and Professional Offices (subject to consents)
- Total floor area of approximately 390.37 sq m (4,202 sq ft)
- Within walking distance to Rhyl Railway station, High Street, White Rose Shopping Centre and Marina Quay Retail Park
- Prominent main road position in an excellent retail location
- VAT not applicable

Lot

34

Auction

17th September 2026

Vacant Possession

Status

Available

Sector

Retail, High Street Retail,
Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles

34 miles west of Liverpool, 27 miles west of Chester, 53 miles west of Manchester

Roads

A548, A525, A55 North Wales Expressway

Rail

Rhyl Railway Station

Air

Liverpool John Lennon Airport, Manchester Airport

Situation

Rhyl is a popular seaside resort town on the north coast of Wales, approximately 34 miles west of Liverpool and 27 miles west of Chester. The property is prominently situated on the south side of Wellington Road (A548), one of the town's principal commercial thoroughfares, approximately 320 meters from Rhyl Railway Station. The property also benefits from being within walking distance to the High Street, White Rose Shopping Centre, Marina Quay Retail Park and Rhyl beach. Nearby occupiers include Home Bargains, Iceland Foods, B&M, Aldi, Asda, Farmfoods and a range of local businesses.

Tenure

Freehold.

EPC

Band E.

Description

The property comprises a former funeral parlour arranged over the ground floor with ancillary accommodation on the first floor.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to full residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Rhyl Town Council (<https://rhyltowncouncil.org.uk/>).

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Possession
Ground First	Commercial Ancillary	346.54 43.83	(3,730) (472)	VACANT
Total		390.37	(4,202)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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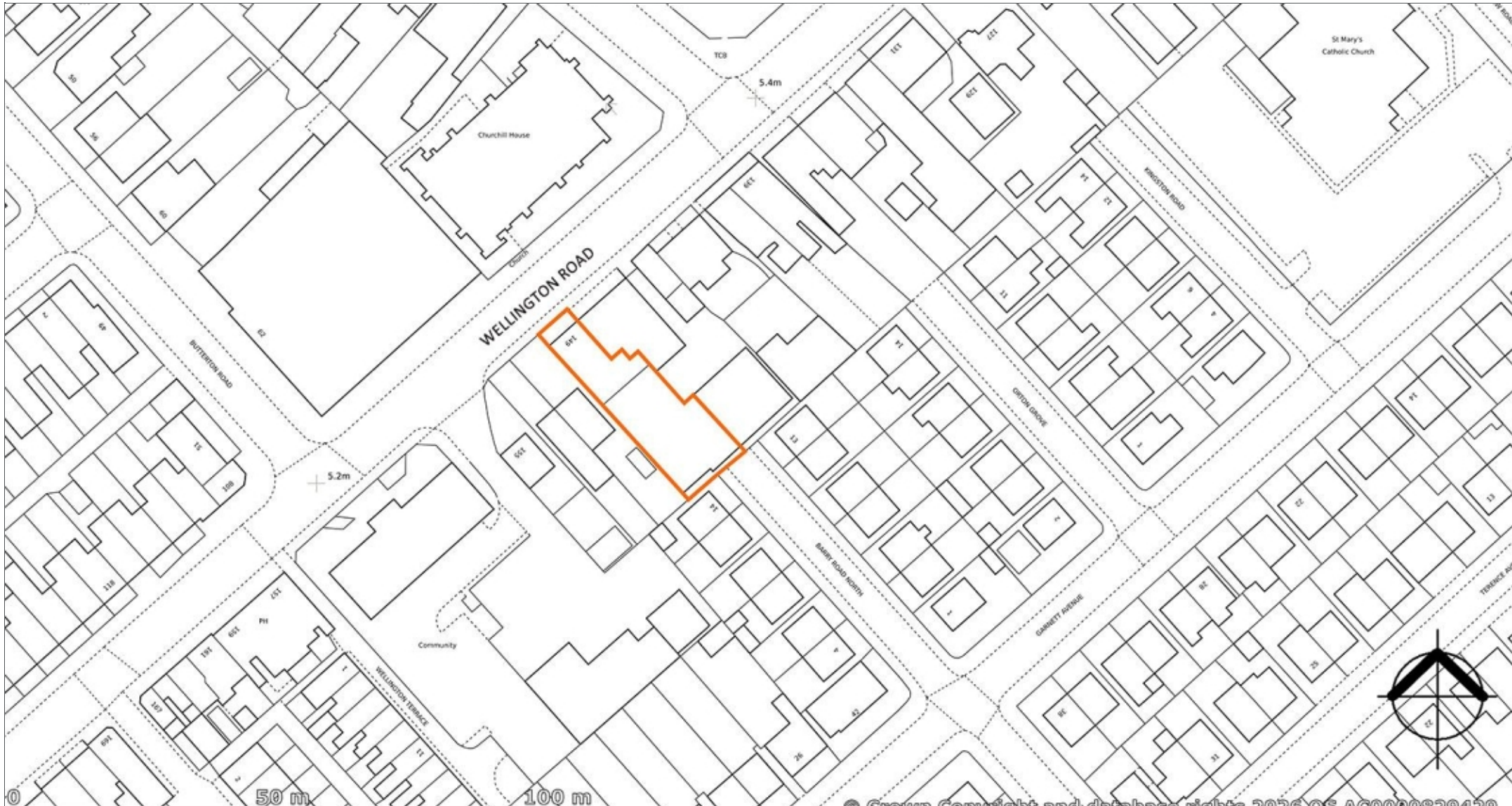
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2024