

**55 WELL STREET
RUTHIN, LL15 1AF**



TO LET /MAY SELL

- Town Centre Offices
- With two car parking spaces
- Available now
- 161.43 sq m (1,738 sq ft)

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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North Wales

BA Commercial, Hanover House,
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55 WELL STREET

RUTHIN, LL15 1AF

LOCATION

Ruthin is located in the County of Denbighshire and is an exceptional and attractive historic market town, within the Vale of Clwyd. It has a strong commercial centre serving the surrounding rural areas, in addition to being a visitor destination.

The accommodation available is on Lower Well Street, where there is often on street parking, and is accessed from within a pedestrian route location alongside Ruthin Decor and connecting the Well Street principal shopping area with Station Road (Coop Supermarket and B & M Bargains). Please refer to location plan.

DESCRIPTION

Ground floor entrance leading to first and second floor accommodation. Principal landing leading to cellular office accommodation, albeit two large open plan areas.

Good natural lighting and ample wc and kitchen facilities.

ACCOMMODATION/AREAS

	Sq m	Sq ft
First floor	71.08	765
Second floor	90.35	973
Total	161.43	1,738

RENTAL

£10,000 per annum

PURCHASE PRICE

Please note the overall building to include adjoining investment properties available For Sale, further information is available from the selling agents.

LEASE

The premises are available To Let on a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £7,800.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council.

SERVICE CHARGE

A service charge will be payable for the maintenance of the exterior of the building.

EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents **BA Commercial**, Chester 01244 351212. Ref: June20
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howard.cole@bacommercial.com

07387 647578

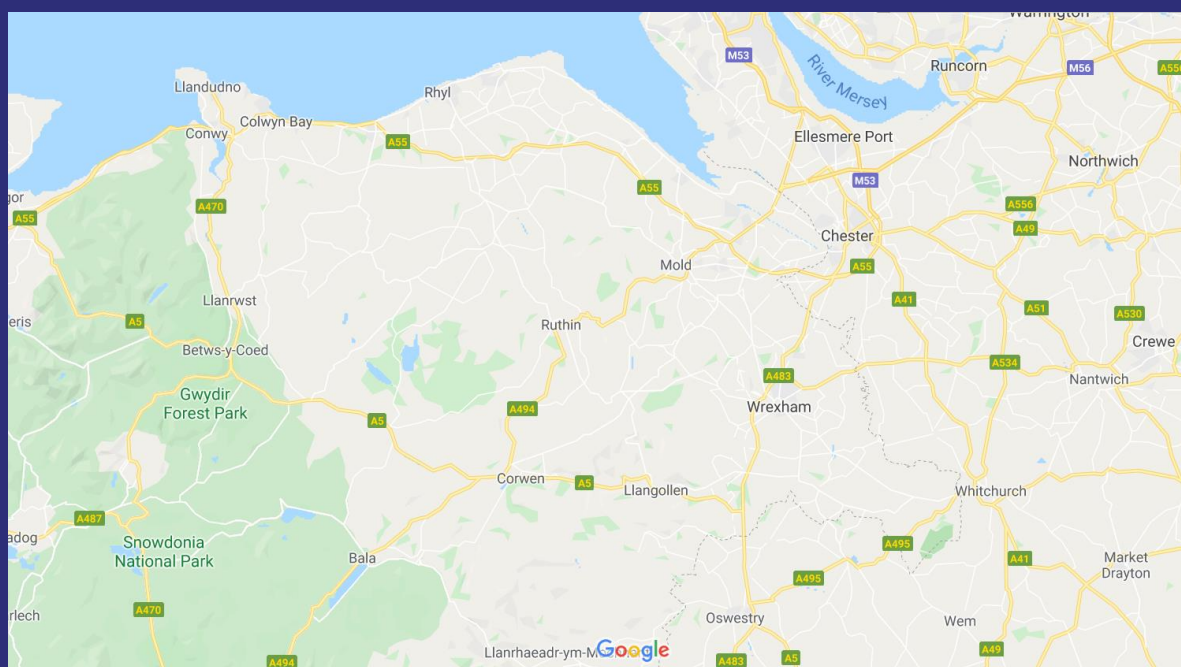
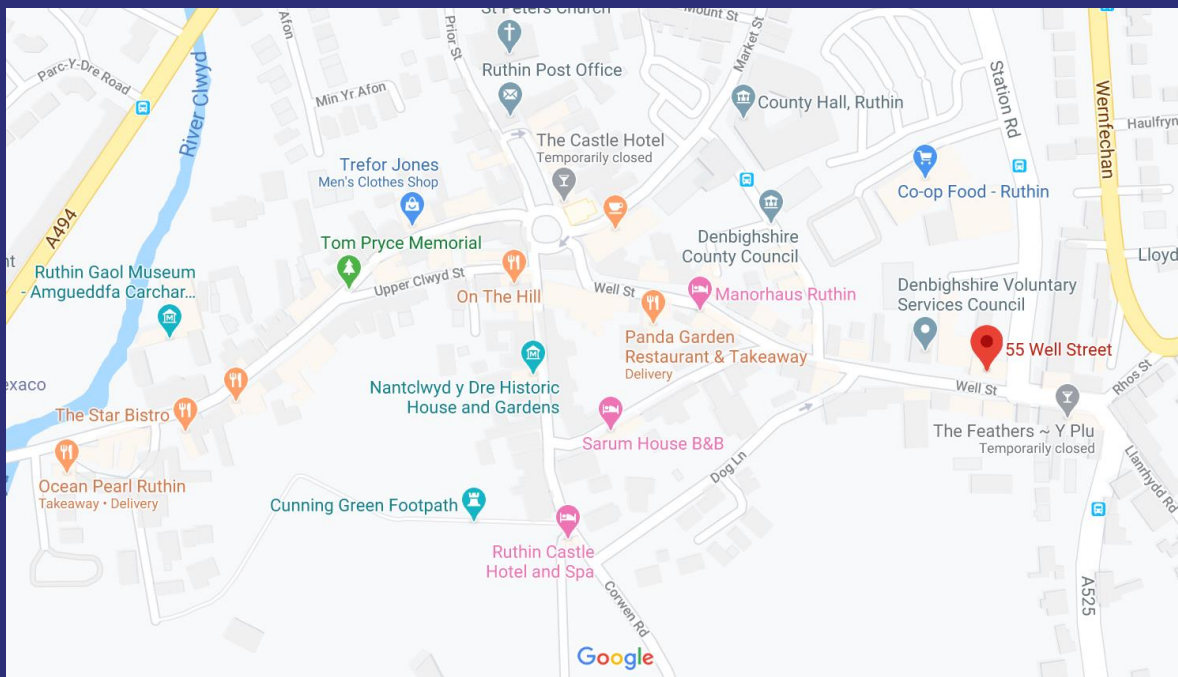
Cavendish Residential

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SUBJECT TO CONTRACT

55 WELL STREET RUTHIN, LL15 1AF



IMPORTANT NOTICE

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