

CLWYDFRO BUSINESS CENTRE, LON PARCWR BUSINESS PARK, RUTHIN, LL15 1NJ

TO LET

- Office accommodation
- Popular location
- 61.73 sq m (665 sq ft)
- Rental £6,650 per annum
- Available now



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LOCATION

The historic market town of Ruthin is situated in North Wales, approximately 24 km (15 miles) north west of Wrexham and 32 km (20 miles) south west of Chester.

The town is served by the A525 which links with the A542, the A55 North Wales Expressway is located 14 miles away. The A5 to the south is located 14 miles away. The M56 motorway is approximately 40 km (25 miles) to the north east.

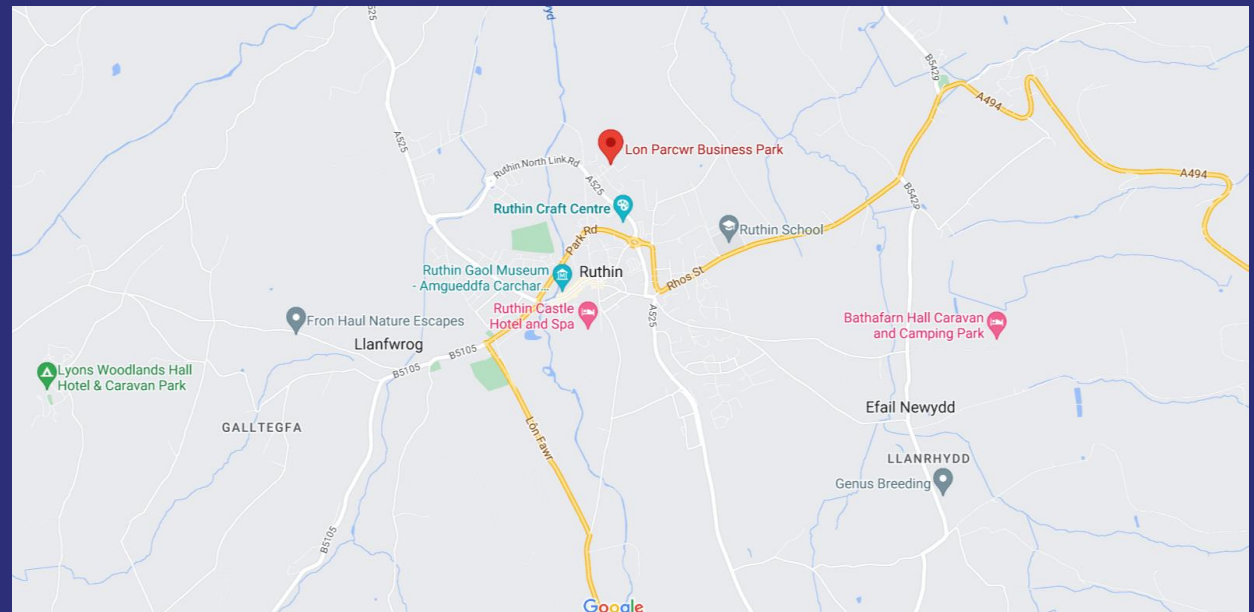
Ruthin has medieval origins of the 13th century and is set in the Vale of Clwyd overlooking the Clwydian Range which is designated as an area of outstanding natural beauty. The town centre is historic and contains properties of Tudor, Georgian and Victorian construction, making it a popular tourist destination.

The North Wales coastline running from Crewe to Holyhead is served by Transport for Wales and Avanti West Coast Services, and provides regular services to Chester and the surrounding towns.

SITUATION

The property is located towards the rear of Lon Parcwr, close to the popular Seven Oaks Garden Centre.

Lon Parcwr is home to many local and regional business and is well established. Please refer to location plan.



Chester

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

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E enquiries@bacommercial.com

North Wales

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The Roe, St Asaph, LL17 0LT

T 01745 330077

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DESCRIPTION

The property comprises a small ground floor suite of offices within a larger Business Centre environment.

The suite is located at ground floor level and accessed via a central dedicated front door, leading to an entrance hall. The space comprising two private offices and a larger open plan office.

The property has shared wc and kitchen facilities with other tenants within the Business Centre.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice, as follows.

Sq m	Sq ft
61.73	665

RENTAL

£6,650 per annum payable quarterly in advance by standing order.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

SERVICE CHARGE

The property is maintained to a high standard and a service charge is applicable in this regard.

LEASE

The property is available on a Full Repairing & Insuring lease for a term of years to be agreed.

RATES

It is believed the property will benefit from Small Business Rates Relief and this will be available to qualifying occupiers.

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

SERVICES

Mains water, drainage and electricity are connected subject to Statutory Regulations.

EPC

An Energy Performance Certificate is currently in the course of preparation.

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.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

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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 sole agents BA Commercial, Chester 01244 351212. REF: OCT22

Howard Cole – howard.cole@bacommercial.com
07387 647578

Fraser Crewe - fraser.crewe@bacommercial.com

SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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