



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	68
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-90) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



Duke Stores Mwrog Street
Ruthin, Denbighshire,
LL15 1LF

Offers Around
£255,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

INVESTMENT OPPORTUNITY. FREEHOLD, FOR SALE AS A GOING CONCERN.

A WELL KNOWN AND PROMINENT DOUBLE FRONTED, 3 STOREY BUILDING WITH ESTABLISHED CONVENIENCE STORE, 4 SELF-CONTAINED FLATS, OFF STREET PARKING AND LARGE ENCLOSED GARDEN TO REAR, FRONTING ONTO A BUSY THOROUGHFARE ABOUT 0.5MILE FROM RUTHIN TOWN CENTRE.

Duke Store has been established for many years run by a number of tenants and is a popular convenience store for daily items, confectionary and newspapers. Adjoining, a communal hall leads to 4 self-contained flats arranged over the 3 floors together with a double gated vehicle entrance opening to a carport and parking area, out-houses and a large enclosed yard and garden.



LOCATION

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

TENANCY AGREEMENTS

DUKE STORES.

The tenants are currently negotiating a new internal repair only lease for a period of 1 year but understand they would be prepared to consider a longer period of up to 3 years.

THE FLATS

All flats are currently let on a protected shorthold tenancy.

Details of the current rents passing are available on request.

THE ACCOMMODATION COMPRISES:

SELF-CONTAINED FLATS 1, 2, 3 and 4

UPVC double glazed door leading to a communal hall, which rises to the first floor accommodation and also provides access to the cellar which extends under part of the property.

FLAT 1

Panelled door leading to:

LIVING ROOM

3.58m x 3.20m + 1.78m x 1.55m (11'9" x 10'6" + 5'10" x 5'1")
Double glazed window to the front, brick fireplace and tv point. Large walk-in cupboard.

DINING ROOM

2.67m x 2.62m (8'9" x 8'7")
Double glazed window.

INNER LOBBY

Leading to:

KITCHEN/BREAKFAST ROOM

4.01m x 3.15m (13'2" x 10'4")
Fitted base and wall units with working surfaces, electric cooker point, plumbing for washing machine and two windows.

BEDROOM

2.79m x 1.98m (9'2" x 6'6")

SHOWER ROOM

2.69m x 1.35m reducing to 1.07m (8'10" x 4'5" reducing to 3'6")

Tray with electric shower over, wash basin and toilet.

FIRST FLOOR LANDING

Large airing cupboard with a pressurised cylinder with immersion heater. We understand the cylinder provides domestic hot water to all four apartments.

FLAT 2

OPEN PLAN LIVING/DINING/KITCHEN

6.10m x 3.35m max reducing to 2.44m (20'0" x 11'0" max reducing to 8'0")

Fitted base units with roll edged working surface to include inset sink, inset hob and electric cooker with convector hood over. Double glazed window to the front and electric panelled radiator.

BEDROOM

3.51m x 2.64m (11'6" x 8'8")

Window to the rear and fitted wardrobe.

SHOWER ROOM

2.26m x 0.97m (7'5" x 3'2")

Located off the kitchen area with tray with electric shower over, wash basin and wc.

FLAT 3

Panelled door opening to:

INNER LOBBY

KITCHEN/LIVING/DINING ROOM

5.54m max x 2.74m average (18'2" max x 9'0" average)
Fitted with a modern range of base and wall mounted cupboards and drawers with roll edged working surface to include inset single drainer sink, electric hob and oven, tiled splashback and convector hood. Space for fridge, mock fireplace with electric fire and two windows to the rear.

BEDROOM

3.05m x 2.82m (10'0" x 9'3")

Double door wardrobe, double glazed window to the front and electric panelled radiator.

SHOWER ROOM

2.18m x 1.45m (7'2" x 4'9")

Fitted cubicle with electric shower over, wash basin and wc. Wall mounted Dimplex fan heater.

SECOND FLOOR

Panelled door from the first floor landing leading to:

INNER LOBBY

With staircase rising to:

FLAT 4

LANDING

Open central landing with double glazed window to the front with fitted window seat.

LOUNGE

4.62m x 3.45m (15'2" x 11'4")



Spacious and well lit room with window to the right hand gable with views along Mwrog Street to the Clwydian Hills. Further window to the front, high vaulted ceiling with exposed purlins, wood burning stove on a raised hearth, tv point and radiator.

KITCHEN/DINING ROOM

4.04m x 3.66m (13'3" x 12'0")



Refurbished with a modern range of base and wall mounted cupboards and drawers with a light toned finish to door and drawer fronts and contrasting granite effect working surfaces to include an inset single drainer sink with mixer tap, inset four-ring electric hob together with integrated oven and extractor hood. Void and plumbing for washing machine and wall mounted electric panelled radiator. Tiled splashback and a partially vaulted ceiling. Velux roof light and two double glazed windows.

BEDROOM

3.53m x 3.05m (11'7" x 10'0")



A double room with double glazed window to the front, dado rail and electric panelled radiator.

SHOWER ROOM

2.36m x 2.21m (7'9" x 7'3")



Modern white suite comprising corner cubicle with electric shower, pedestal wash basin and wc. Mainly tiled walls to a Travertine style, wall mirror, extractor fan and Duplex wall mounted electric fan heater.

DUKE STORES



A self-contained general stores fronting onto Mwrog Street, with recessed entrance with glazed door and approximately 9' wide display window to the front.

SHOP

width 3.35m x depth 8.66m (width 11'0" x depth 28'5")



STOREROOM

4.47m x 3.05m overall (14'8" x 10'0" overall)

With door leading to a cupboard and enclosed rear area which opens to the rear of the property.

OUTSIDE



To the right hand side of the property are two timber panelled doors which open to a covered driveway which leads to the rear of the building, where there is a tarmacadam hardstanding providing space for parking two cars, an open fronted car port and thereafter the grounds extend for some distance to provide a large enclosed garden and domestic area for the house. To one side are outbuildings and a timber framed and panelled summerhouse.

RIGHT OF WAY

Please note: the owners of the adjoining terrace house No 98 have a pedestrian right of way through the timber doors to the rear garden of their property.

COUNCIL TAX

Denbighshire County Council - Flats 1, 2, 3 and 4 Council Tax Band A.

RATEABLE VALUE

Denbighshire County Council - Duke Stores current Rateable Value £2,325

TENURE

Understood to be Freehold, subject to verification.

ENERGY PERFORMANCE CERTIFICATES

The Energy Efficiency Rate Bands are as follows:

- Flat 1 - F
- Flat 2 - C
- Flat 3 - D
- Flat 4 - G
- Duke Stores - C

DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left and continue for some 350yds whereupon Duke Stores will be found on the right hand side just before the mini-roundabout.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF