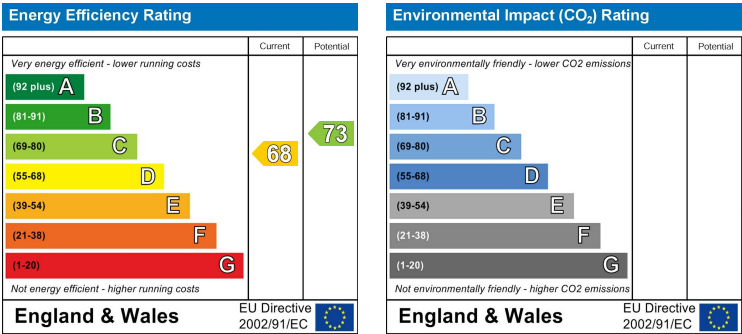
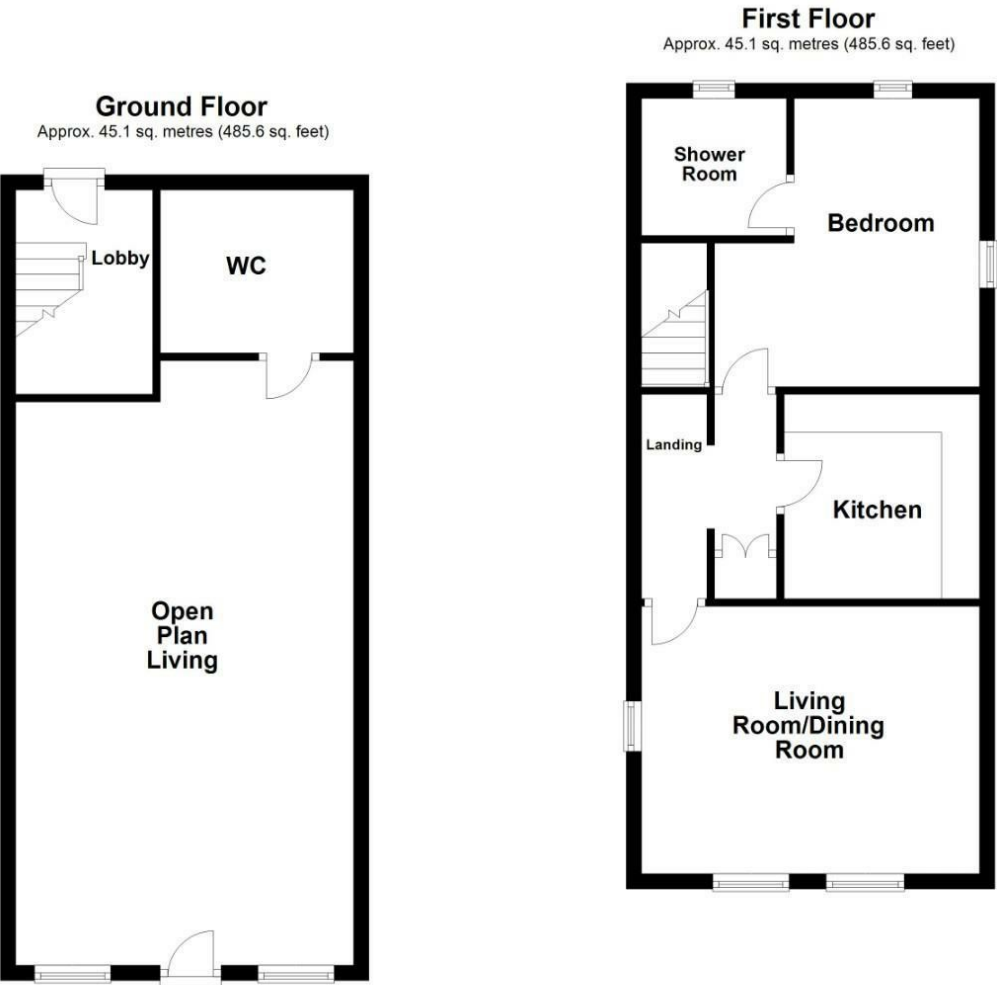


10 Mwrog Street, Ruthin, Denbighshire, LL15 1LF



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.



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10 Mwrog Street
Ruthin, Denbighshire,
LL15 1LF

Offers Around
£110,000

A PROMINENT TWO STOREY MID-TERRACED BUILDING PROVIDE AN ENCLOSED GROUND FLOOR RETAILING UNIT WITH WIDE DISPLAY WINDOW TOGETHER WITH A ONE BEDROOM SELF-CONTAINED FLAT ABOVE.

Located on Mwrog Street near to its junction with Park Road and Clwyd Street it is a mixed residential and commercial are convenient for the town centre.

The retail unit has benefitted from refurbishment and provides a large versatile space with kitchenette to rear. The first floor flat is currently let on a protected tenancy.

FOR SALE WITH VACANT POSSESSION TO THE GROUND FLOOR AND OFFERED FOR SALE SUBJECT TO THE RESIDENTIAL TENANCY.

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.

PROTECTED SHORTHOLD TENANCY

Please note the first floor apartment has been let for several years to the current tenant. Details of the term and rent available on inspection.

GROUND FLOOR -RETAIL

4.45m frontage x 7.92m deep (14'7 frontage x 26' deep)



Benefitting from a prominent position on Mwrog Street with a large display window and central door. It provides a large and well maintained space with ceiling lighting.



KITCHENETTE

2.57m x 2.13m (8'5 x 7')



Fitted base unit with sink.

FIRST FLOOR APARTMENT

Approached from a rear pedestrian and communal walkway there is a gate opening to a small domestic area and entrance door to a ground floor hall and staircase to the first floor.

LANDING

Inner lobby with storage cupboard

LOUNGE/DINING ROOM

4.37m x 3.51m (14'4 x 11'6)

Three windows overlooking Mwrog Street, T.V point and radiator.

KITCHEN

2.54m x 2.44m (8'4 x 8')

Fitted base units with working surface. Single drainer sink, electric cooker point and void and plumbing for washing machine, space for fridge and Gas combi boiler.

BEDROOM

3.78m x 3.48m (12'5 x 11'5)

SHOWER ROOM

1.91m x 1.55m (6'3 x 5'1)

Cubicle with shower, wash basin and w.c.

OUTSIDE - GARDEN AREA

A small garden area is located to the opposite side of the pedestrian walkway, the boundaries are not defined and a plan is available at our Ruthin office

TENURE

Freehold.

DOMESTIC AND COMMERCIAL RATES

DIRECTIONS

From the office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left. Continue for about 100 metres and the property is on the right.

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.