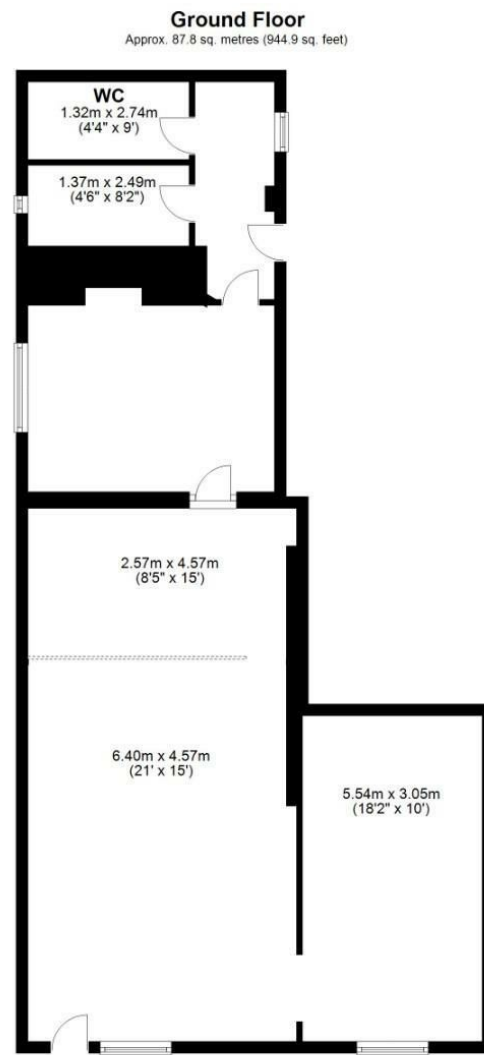


Choo Choo, 2 Clwyd Street, Ruthin, Denbighshire, LL15 1HW



Total area: approx. 87.8 sq. metres (944.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(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 EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Cavendish
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Choo Choo, 2 Clwyd Street
Ruthin, Denbighshire,
LL15 1HW

Price
£140,000

GROUND FLOOR SELF CONTAINED RETAIL UNIT extending to about 796sq.ft (74sqm) together with basement storage. Located in a prominent trading position to the upper part of Clwyd Street close to St Peters Square and the town centre.

Benefiting from a double splay window and providing a versatile trading area with further room beyond together with inner lobby, kitchenette, cloaks and WC.

For sale leasehold, balance of 999 year lease on a peppercorn ground rent.

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.



www.cavendishproperties.co.uk

LOCATION

Located in the heart of the town just off St.Peters Square.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

4.57m depth, 8.97m overall (15' depth, 29'5" overall)



Glazed door leading to main retailing area. Archway to trading retail area two.

RETAIL AREA TWO

frontage 3.05m, depth 5.54m (frontage 10', depth 18'2")



Wide display window to front, partitioning to rear to provide changing room.

INNER TRADING AREA

3.81m x 4.27m (12'6" x 14')



Window to side.

SIDE LOBBY

2.74m x 2.64m (9' x 8'8")

Panelled door leading to outside and rear communal domestic area, panelled radiator.

KITCHENETTE

2.62m x 1.37m (8'7" x 4'6")

Fitted sink unit.

CLOAKROOM

2.74m x 1.32m (9' x 4'4")

Wash basin and WC.

SERVICES

We understand the property is connected to mains water, electricity, gas and drainage.

DIRECTIONS

From the agent's Ruthin office proceed across the square in the direction of Clwyd Street and Choo Choo/2 Clwyd Street will be found on the right hand side.

TENURE

Leasehold, 999 year lease dating from xxx. peppercorn ground rent.

COUNCIL TAX

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.

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.

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.

VIEWING

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

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

HE/PMW