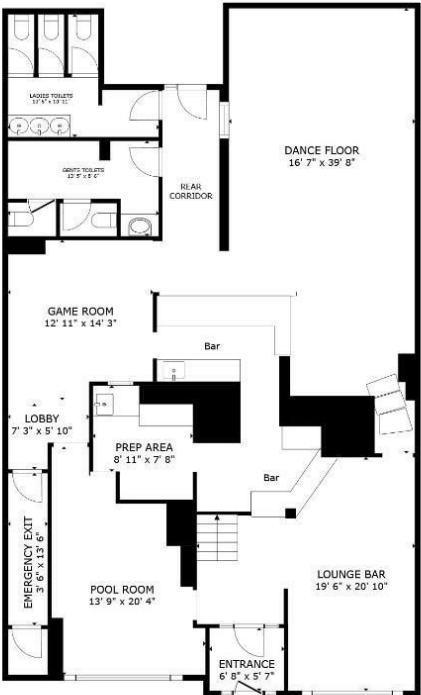
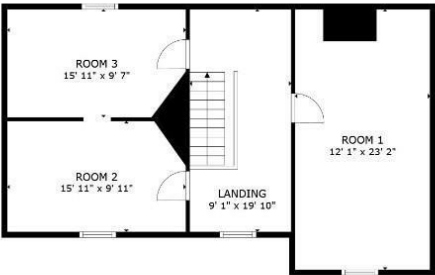




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 1,852 sq.ft. FLOOR 2 1,421 sq.ft. FLOOR 3 788 sq.ft.
TOTAL : 4,061 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Corporation Arms Castle Street

Ruthin, Denbighshire,
LL15 1DP

Asking Price

£240,000

A VERY POPULAR AND SUCCESSFUL FREEHOLD INN set in a prominent position in the heart of Ruthin town centre.

This imposing three storey Grade II Listed building has a large and established inn to the ground floor together with extensive accommodation to both the first and second floors in need of a programme of modernisation and refurbishment. It provides scope for development to provide accommodation of letting bedrooms and owners' accommodation subject to the usual consents being obtained.

For sale Freehold free of brewery tie

LOCATION

Located in the heart of Ruthin town centre.

THE ACCOMMODATION COMPRISES

LOBBY

Panelled door leading to an enclosed lobby with inner door leading to the main lounge bar.

LOUNGE BAR



Three attractive leaded glazed windows overlooking Castle Street, boarded floor, fitted bench seating, oak fronted bar. Recessed fireplace with raised hearth and wood burning stove, wide staircase rising to the first floor.

POOL ROOM



Four leaded windows overlooking Castle Street, air conditioning unit, boarded floor, bench seating to two walls.



INNER LOBBY

Leading through to the left hand side where there is a fire exit leading back to Castle Street.

GAMES ROOM



Boarded floor.

DANCE FLOOR



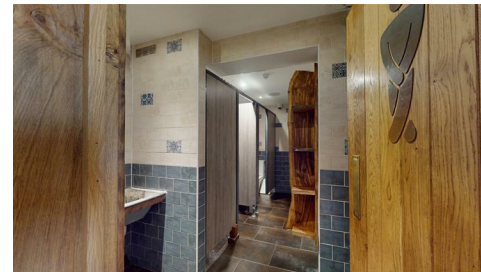
Large versatile room with air conditioning, inset ceiling lighting, stone flooring, oak fronted bar which interconnects with the main bar, the adjoining wash room and also provides access via a stone staircase down to the cellar.

REAR CORRIDOR



Leading to the ladies and gents toilets and access beyond leading to an enclosed yard.

GENTS CLOAKROOM



LADIES CLOAKROOM



FIRST FLOOR

To the first floor is a long central landing with staircase rising to the second floor. There are two rooms to the front of the building together with four further rooms and a former bathroom.

SECOND FLOOR

To the second floor is a large through landing with three large double rooms.

AGENTS NOTES

Accountants are available upon request

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band A

HE/PMW

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.

DIRECTIONS

From our office cross The Square and turn left into Castle Street and its on the right.

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.