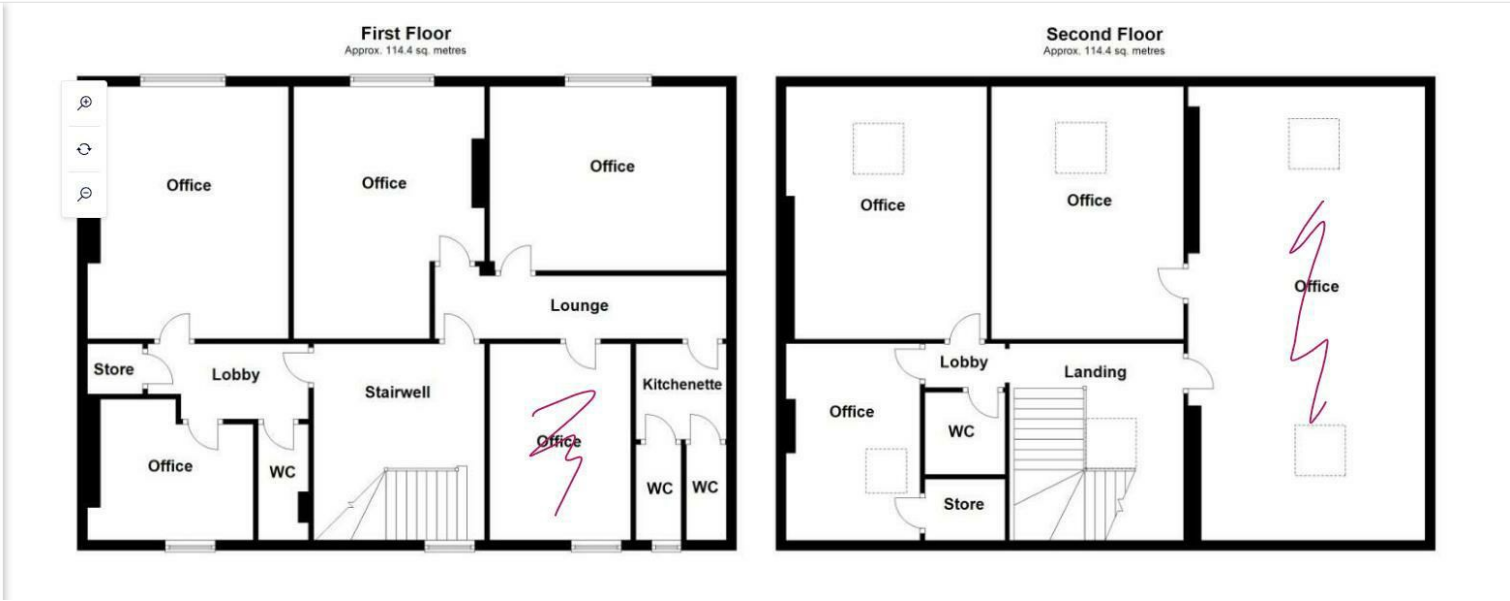


55 Well Street, Ruthin, Denbighshire, LL15 1AF



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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) 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	



55 Well Street
Ruthin, Denbighshire,
LL15 1AF

NEW
£260

OFFICE ACCOMMODATION AVAILABLE TO LET.

Located to the first floor of a substantial and very prominent retail and commercial building standing on the junction of Well Street and Station road, busy thoroughfares near to the centre of town.

Benefitting from a private access from the shopping Mall just off Well Street.

Flexible contract terms available. ALL TO INCLUDE ELECTRICITY, WATER AND FIBRE BROADBAND

2 office suites available to let.

FROM £260 PER MONTH

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.

LOCATION



The building stands in a prominent position at the junction of Well Street and Station Road with established retailing units to the ground floor which extend through a covered mall to a row of popular shops, large decorator centre and beyond B & M Bargains, Co-op and The Denbighshire County Council offices.

The offices are located to the first and second floors approached over an enclosed staircase to a first and second floor landing.



First Floor



First floor office - 3.860 x 2.875 (photo attached)

W.C.

Second Floor



Second floor office - 8.924 x 4.745

W.C.



SERVICES

Mains water, electricity and drainage

RENTS PAYABLE

SECOND FLOOR SUITE 3 FROM £550 PER MONTH

DIRECTIONS

From the agent's office proceed down Well Street to its junction with Station Road and the building is on the left.

COUNCIL TAX

TO BE CONFIRMED

VIEWING

Please contact our Ruthin office.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.