



Threads Back Row, Denbigh, Denbighshire, LL16 3TE

£75,000



EPC - B40 Council Tax Band - Exempt Tenure - Freehold

Back Row, Denbigh

0 Bedrooms - Office

A three storey commercial property situated on Back Row Denbigh which enjoys a superb location, allowing easy access to the main car park in Denbigh. The property is Grade II listed. The property is sold as a freehold, but there is a section of "flying free hold". Further benefits include a new fire proof ceiling and newly re-wired downstairs. EPC Rating B40.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Ground Floor Shop

19'0" x 21'8" (5.79 x 6.60)
37.16 sq.m. / 400 sq.ft.

Changing Room

5'2" x 4'1" (1.57 x 1.24)

Basement Room

17'10" x 17'4" (5.44 x 5.28)

Access available from both the Ground Floor Shop, as well as from an external door found under a panel outside the shop front.

First Floor Landing

Having a fire escape exiting onto the Back Row.

Room One

12'4" x 11'4" (3.76 x 3.45)

A multi-purpose room with a lockable door, that would benefit from use as residential accommodation, office space or storage.

Room Two

18'10" x 11'9" (5.74 x 3.58)

A multi-purpose room with a lockable door, that would benefit from use as residential accommodation, office space or storage.

Room Three

10'6" x 11'1" (3.20 x 3.38)

A multi-purpose room with a lockable door, that would benefit from use as residential accommodation, office space or storage.

WC

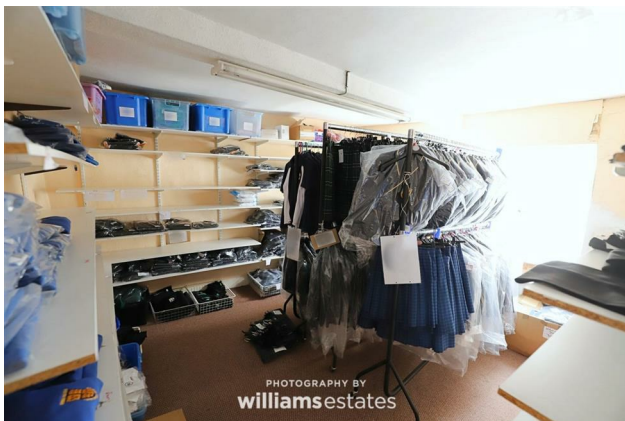
4'5" x 4'11" (1.35 x 1.50)

Second Floor Landing

Room Four

19'9" x 12'1" (6.02 x 3.68)

A multi-purpose room that would benefit from use as residential accommodation, office space or storage.



Room Five

11'9" x 11'0" (3.58 x 3.35)

A multi-purpose room that would benefit from use as residential accommodation, office space or storage.

Room Six

10'5" x 15'11" (3.18 x 4.85)

A multi-purpose room that would benefit from use as residential accommodation, office space or storage.

Alcove

Plumbing for W/C. Assumed plumbing for wash basin & bath.

VAT & Business Rates

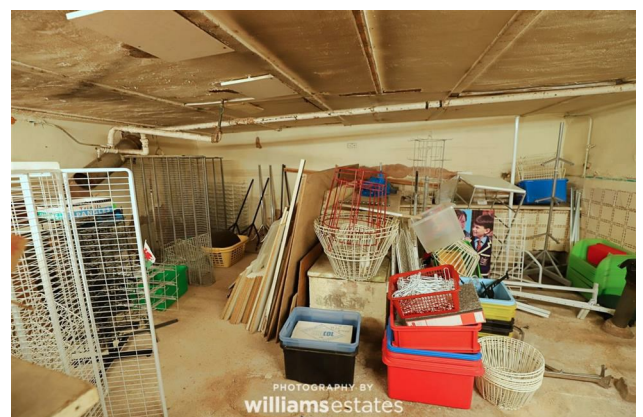
Not applicable, there is 100% rates relief for this property.

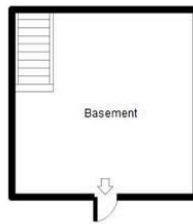
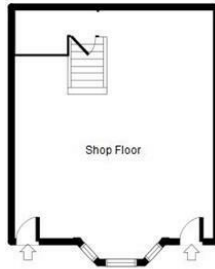
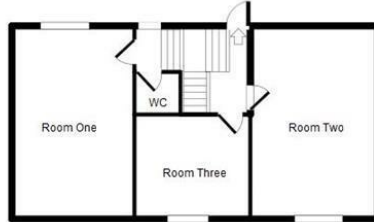
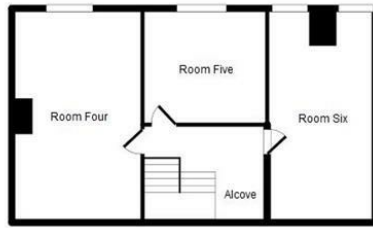
Total Sq.Ft

Approx 1993 Sq.Ft

Directions

From our Denbigh office follow along Crown Lane and turn left on the Back Row, the property can be found on your left by the way of our For Sale board.





1993 sq. ft

Energy Efficiency Rating

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

Call us on
01745 817417

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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