



## Threads Back Row, Denbigh, Denbighshire, LL16 3TE

**£120,000**



**EPC - null    Council Tax Band -    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. Viewing highly recommended. EPC Rating B40



### 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

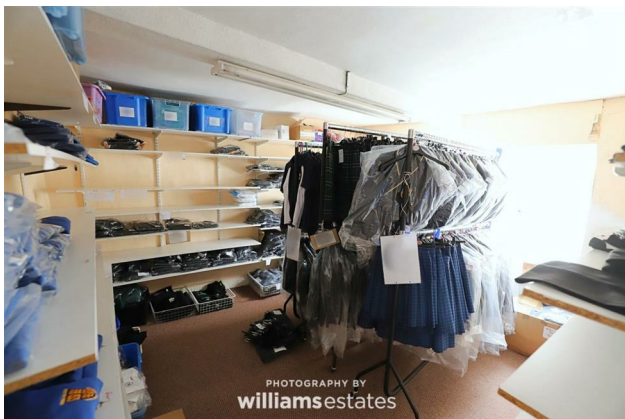
4'5" x 4'11" (1.35 x 1.50)

### 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

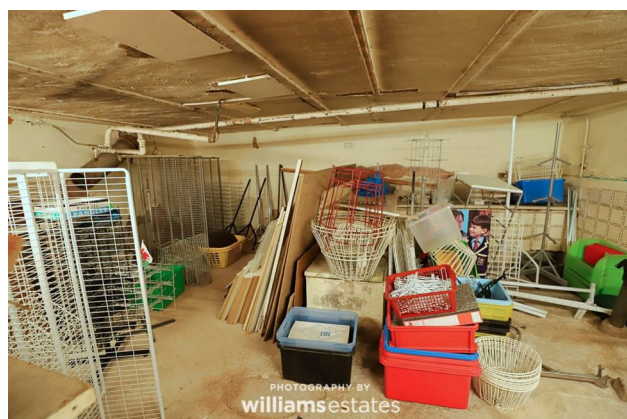
Not applicable, there is 100% rates relief for this property.

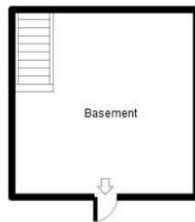
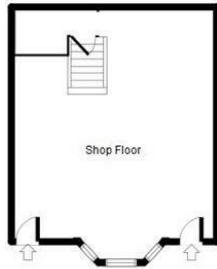
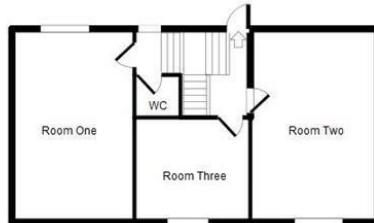
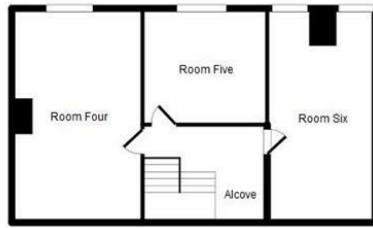
### Total Sq.Ft

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

Call us on  
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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.