

williams estates



**9-9A Vale Street, Denbigh, Denbigh,
Denbighshire, LL16 3AD**

£150,000



EPC - null Council Tax Band - Tenure - Freehold

Vale Street, Denbigh

0 Bedrooms - Office

**** Potential Planning Permission for 3 Flats**** - A three storey commercial property situated on Vale street Denbigh which enjoys a superb location amongst other architecturally impressive period buildings. With versatile accommodation which includes quality office suites based on all three floors, kitchen and two cloakrooms. Viewing highly recommended. EPC D

Entrance Hallway

28'9" x 3'10"

Office One

27'3" x 10'1"

Office Two

11'9" x 9'0"

Kitchen

6'8" x 3'11"

Cloakroom

3'1" x 4'10"

Reception

19'1" x 16'3"

Boardroom

18'8" x 15'9"

W/C

4'5" x 4'2"

Kitchen Two

10'7" x 10'9"

Office Three

13'6" x 13'8"

Office Four

10'7" x 12'7"

Office Five

18'11" x 20'7"

Cellar Office

13'8" x 13'0"

Basement Room

13'10" x 8'10"

Sq.Ft

Aprox - 2,415.00


Directions

From our Denigh office proceed down Vale Street and the property can be found on your left hand side by way of our For Sale board.





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.