



**2b Post Office Lane, Denbigh,
Denbighshire, LL16 3UL**

£55,000



EPC - null

Council Tax Band - A

Tenure - Freehold

Post Office Lane, Denbigh

0 Bedrooms - Office

Video Tour Available... Offered for sale a ground floor freehold office, situated on Post Office Lane, Denbigh. The accommodation has recently been refurbished and briefly comprises two additional rooms, store room, kitchen and W.C. Further benefits include a public car park across the road, double glazing, potential planning for residential conversion and town location. Viewing is highly recommended. EPC Rating TBC.



Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network.

Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants.

Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's.

Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.

Accommodation

A glazed fire door opens into:

Reception Area

13'1 x 10'2 (3.99m x 3.10m)

Step down gives access into the first reception area, with power points, storage heater, double glazed window to the side and large storage cupboard off.

Office Space

13'3 x 8'11 (4.04m x 2.72m)

With storage heater, laminate flooring. A door leads into the kitchen.

Kitchen

6'6 x 5'5 (1.98m x 1.65m)

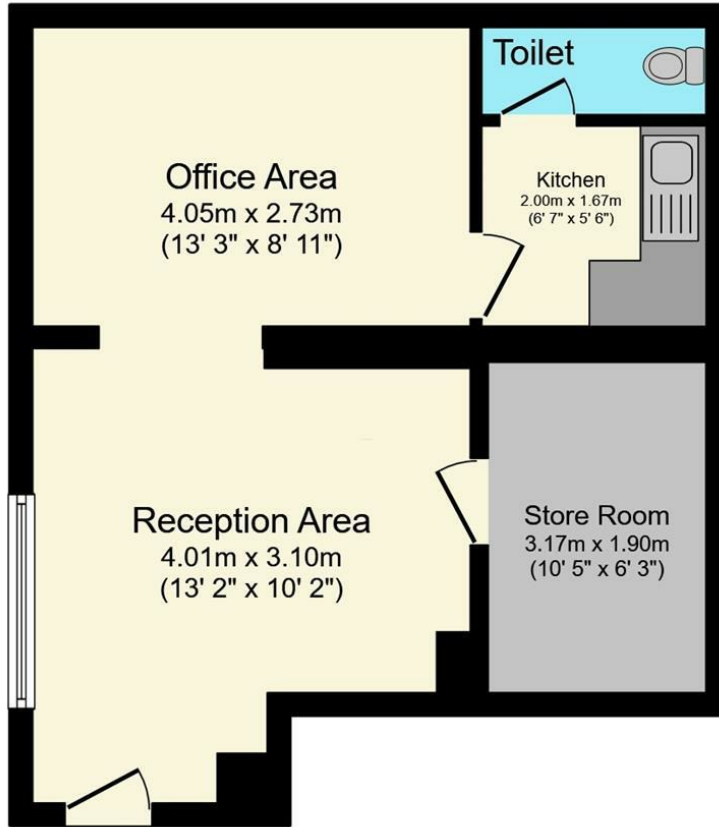
A compact kitchen with stainless steel sink, worktop with tiled splash back, shelving, and vinyl flooring. A door leads to the WC.

W.C

With vinyl flooring and low flush W.C.







Floor Plan

Total floor area 39.5 m² (425 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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	

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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.