



**14 Post Office Lane, Denbigh, LL16 3UN**

**£55,000**



**EPC - C58**

**Council Tax Band - Exempt**

**Tenure - Freehold**



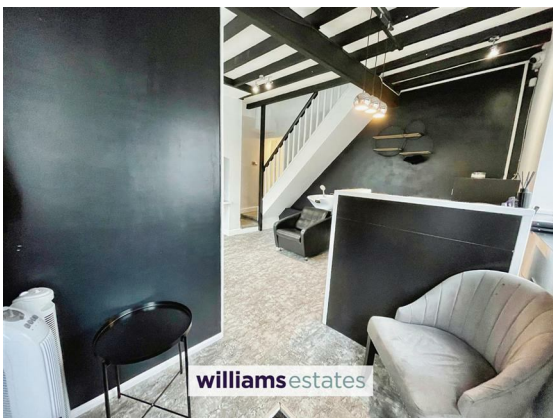
# Post Office Lane, Denbigh

## 0 Bedrooms - Shop

\*For Sale Via Modern Method Of Auction, please read auctioneer's comments\*

\*Renting is also available for £550pcm!\*

Offered for sale a two storey shop being well presented throughout, situated on Post Office Lane, Denbigh. Previously being a hairdressers and beauty salon, briefly comprising of ground floor space with wash basin and hairdressing facilities, W.C, and spacious additional room to the first floor. Further benefits include a public car park nearby and town location. Viewing is highly recommended. EPC Rating C58.



### Auctioneer's Comments

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.

## 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

Double hardwood doors with glass panel, leads into:

### Ground Floor

16'4" x 15'3" (4.98m x 4.65m)

A spacious ground floor space with feature fireplace, storage cupboards, built-in reception desk, plumbing for basin, storage heaters, power points, feature beamed ceiling, spotlighting and windows to the front and side.

### W.C

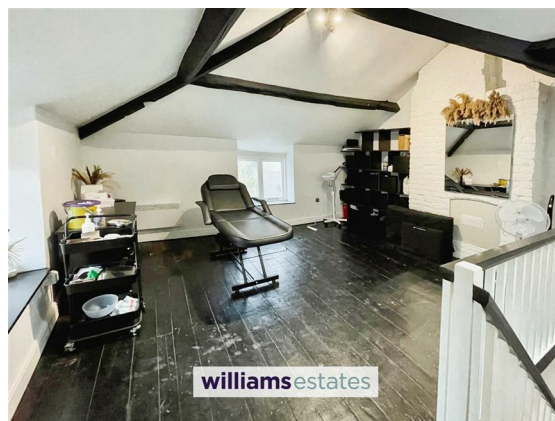
5'11" x 2'6" (1.80m x 0.76m)

With low flush W.C, unit with basin, shelving and extractor fan.


### First Floor

14'8" x 14'5" (4.47m x 4.39m)

A second spacious first floor room with wood flooring, power points, feature beams, storage heater, Velux window and window to the front and side.



### 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	

**williams**estates

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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.