



Vale Street, Denbigh LL16 3AH

£79,950

Monopoly Buy Sell Rent are pleased to offer this conveniently located office space in central Denbigh. Spanning the ground floor of the property this large office space spans 100m² with a designated reception area, three large office spaces with a kitchenette, WC and a garden to the rear. The property could be adapted to alter the functionality to suit their needs. The building is freehold with an annual payment from the owners of the two flats above to you as the freeholder.

- Town Centre Location
- Offering a Wide Variety Of Business Opportunities
- Freehold Property
- Rateable Value £5100 per annum pre discount
- 3 Large Office Spaces With Reception
- Vacant Possession
- Available For Viewing Immediately
- Business Rate Discount Of 51.1% for small business



Reception

5.27 x 2.77 (17'3" x 9'1")

A timber door leads into a reception area. The room offers carpeted flooring and a wall-mounted electric storage heater.

Rear Office

5.97 x 4.11 (19'7" x 13'5")

An open-plan office space with built-in storage cupboards and ample space for or 4 workstations. A door leads out to the side of the building onto post office lane.

Front Office

5.46 x 4.95 (17'10" x 16'2")

A second bright open-plan office space with ample room for 4 or 5 workstations, electric storage heater, carpeted flooring and electrical points throughout.

Meeting Room

3.96 x 3.41 (12'11" x 11'2")

The large meeting room \ manager's office has carpeted flooring throughout and a window overlooking the garden area.

Internal Hallway

4.47 x 1.96 (14'7" x 6'5")

The inner hallway offers space for filing cabinets with the main electrical consumer unit for the building.

Kitchenette Area

The well-appointed kitchenette area offers space for an under counter fridge with stainless steel sink and work surfaces.

WC

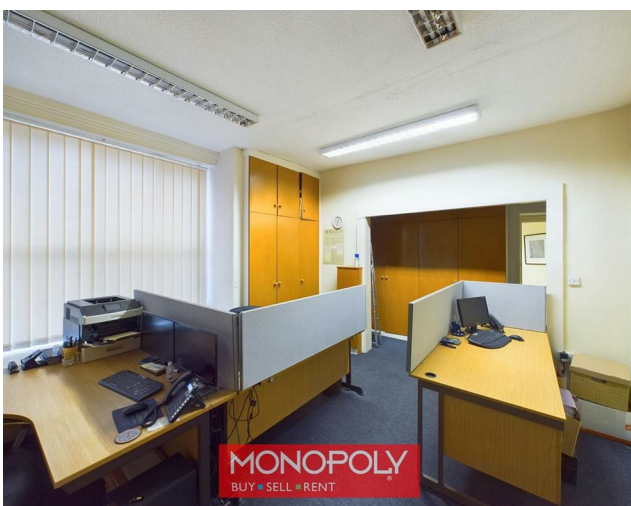
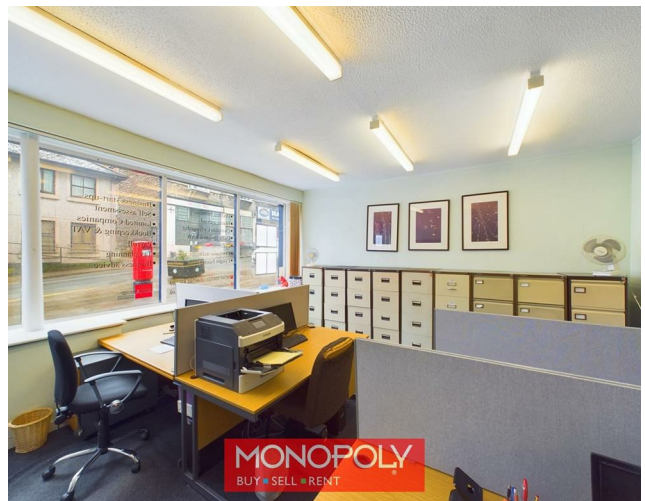
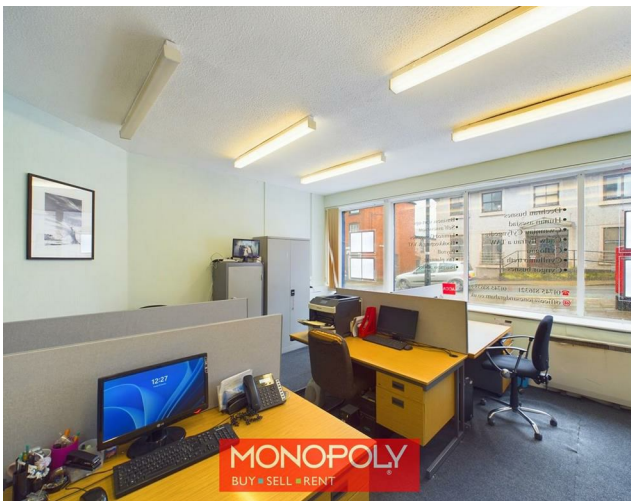
1.81 x 1.17 (5'11" x 3'10")

A well-appointed WC offering a low flush WC with hand basin mounted on vanity unit.

Rear Garden

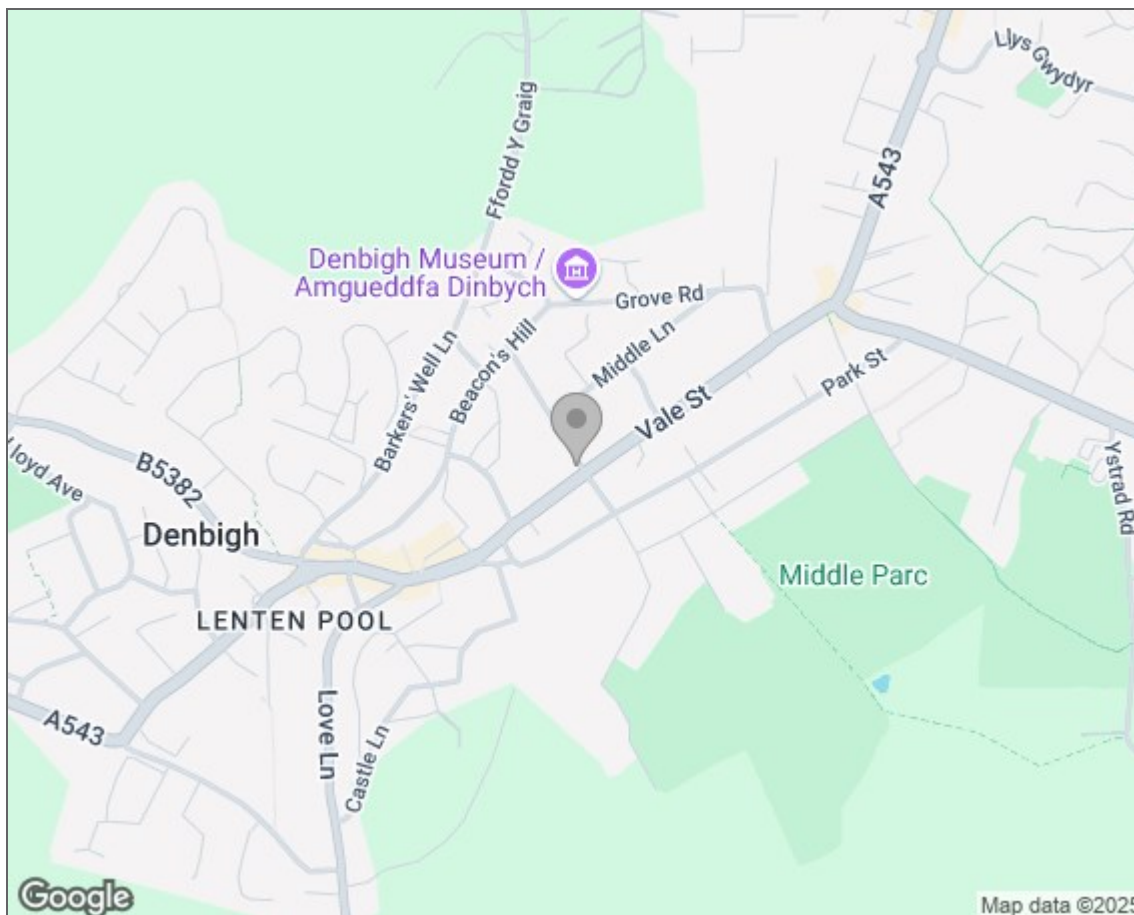
The garden area is accessible via the rear door near the kitchenette area and a right of way from post office lane. The garden requires work to bring it back to its best but offers an alfresco area for staff or customers to enjoy.











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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

