

TO LET

Unit 1, St Peter's Square, Ruthin, LL15 1AA

Ground Floor Retail Premises

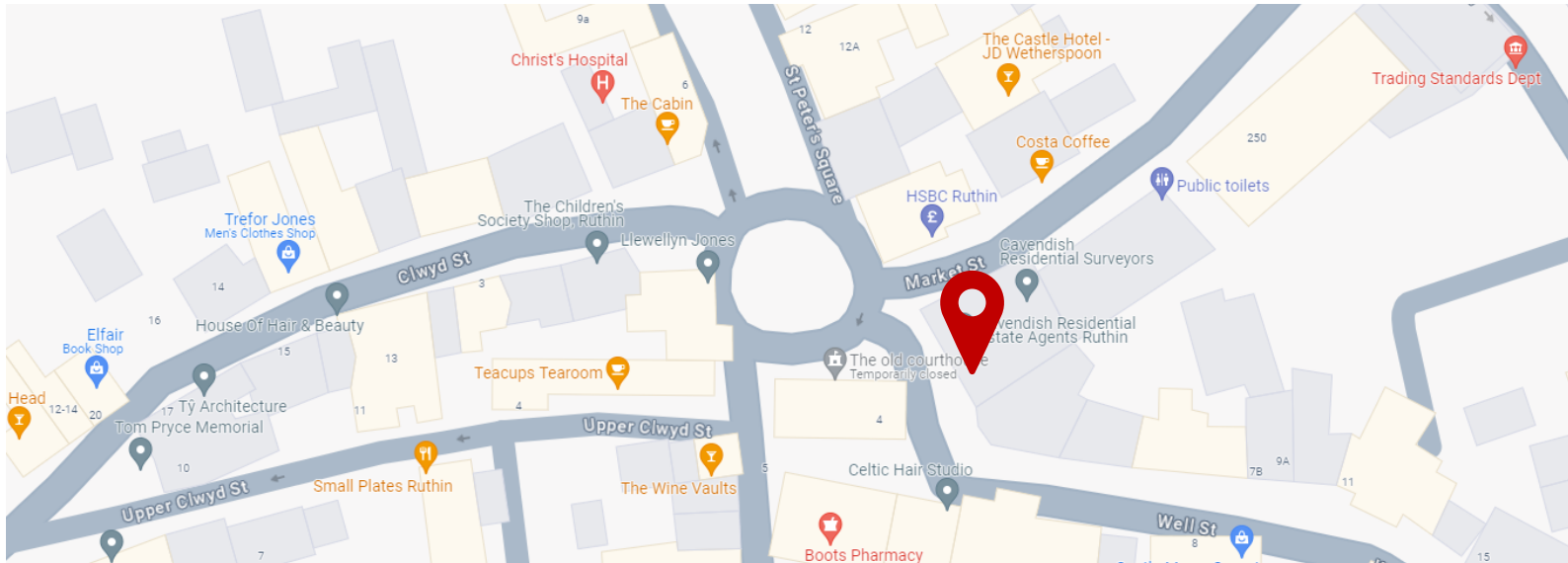
Total approx. area 89.6m² (964 sq ft)



Prime Ruthin Town Centre Full Height Glazed Retail Premises

- Within The Heart of the Historic, Vibrant, Character Square Within Ruthin
- Surrounded By A Number Of National, Regional and Local Niche Occupiers
- Close to A494 and A525 Main Arterial Routes Leading to Mold and Denbigh
- Prominent Full Height Glazed Retail Premises With Open Plan Trading, Rear Kitchen, Storage, wc
- Fully-Fitted to a High Standard





LOCATION

The premises occupies an extremely prominent position within the prime retailing of St Peter's Square with a wealth of occupiers in close proximity including HSBC Bank, Boots The Chemists, Costa Coffee, Wetherspoons and adjoining Cavendish Estate Agents and a number of other local and some regional niche occupiers. The property fronts onto Well Street, directly opposite the Old Court House.

There are good transport links to the premises and car parking within the Square or a dedicated council car park within a short walk.

DESCRIPTION

The premises is occupied within a period building providing full height glazed double-fronted retail premises suitable for a number of uses. The property provides a open-plan ground floor with rear storage, kitchen, wc, and rear access. The property benefits from tiled flooring, recessed lighting, air conditioning, and alarm system. The premises falls within A1 retail and may be used for a number uses, further details upon enquiry.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) to provide the following approximate areas and dimensions

	M ²	SQ FT
Total Ground Floor (excluding wc area)	89.60 m ²	964 ft ²

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £9,300.

PLANNING

The property benefits from A1 Retailing and may be used for other uses including food, subject to planning consent.

TERMS

The property is available to let on a new full repairing and insuring lease, terms to be agreed at a rental of

£12,500 per annum,

VAT

VAT will be applicable on the rent payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd
0151 319 2424
07702 131 701
Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

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