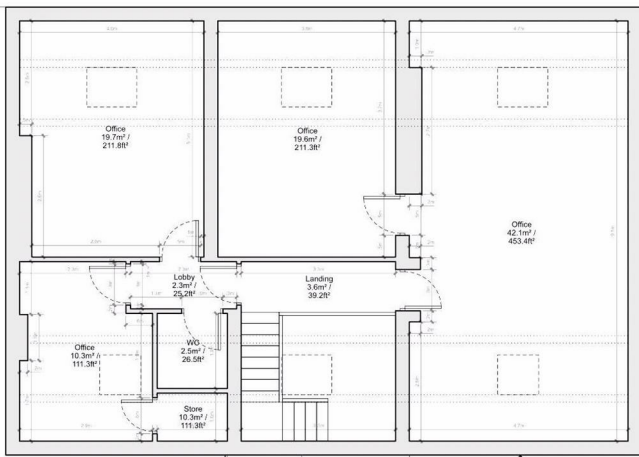




williams estates



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**55 Well Street, Ruthin, Denbighshire,
LL15 1AF**

£395 PCM



EPC - null Council Tax Band - Tenure -

Well Street, Ruthin

0 Bedrooms - Office

Offices available to let, situated in a prominent position along a busy thoroughfare in the Medieval Market Town of Ruthin. The shop offers bright and spacious rooms with large windows to the front, kitchen facilities and WC facilities. Vat & Business Rates - Not applicable, there is 100% rates relief for this property. EPC - E.



Accommodation

Access to the offices via a private door to the ground floor, with two flights of stairs leading to the offices.

Office One

29'10" x 15'5" (9.09 x 4.70)

Bright and spacious room with two uPVC double glazed windows to either side and two storage heaters.

Office Two

Great size room with a velux window to the front elevation and a storage heater.

Office Three

16'5" x 13'1" (5.00 x 3.99)

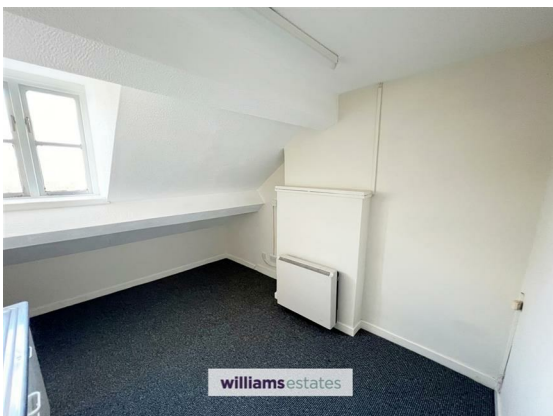
Spacious room with a velux window to the front elevation and a storage heater.

Office Four

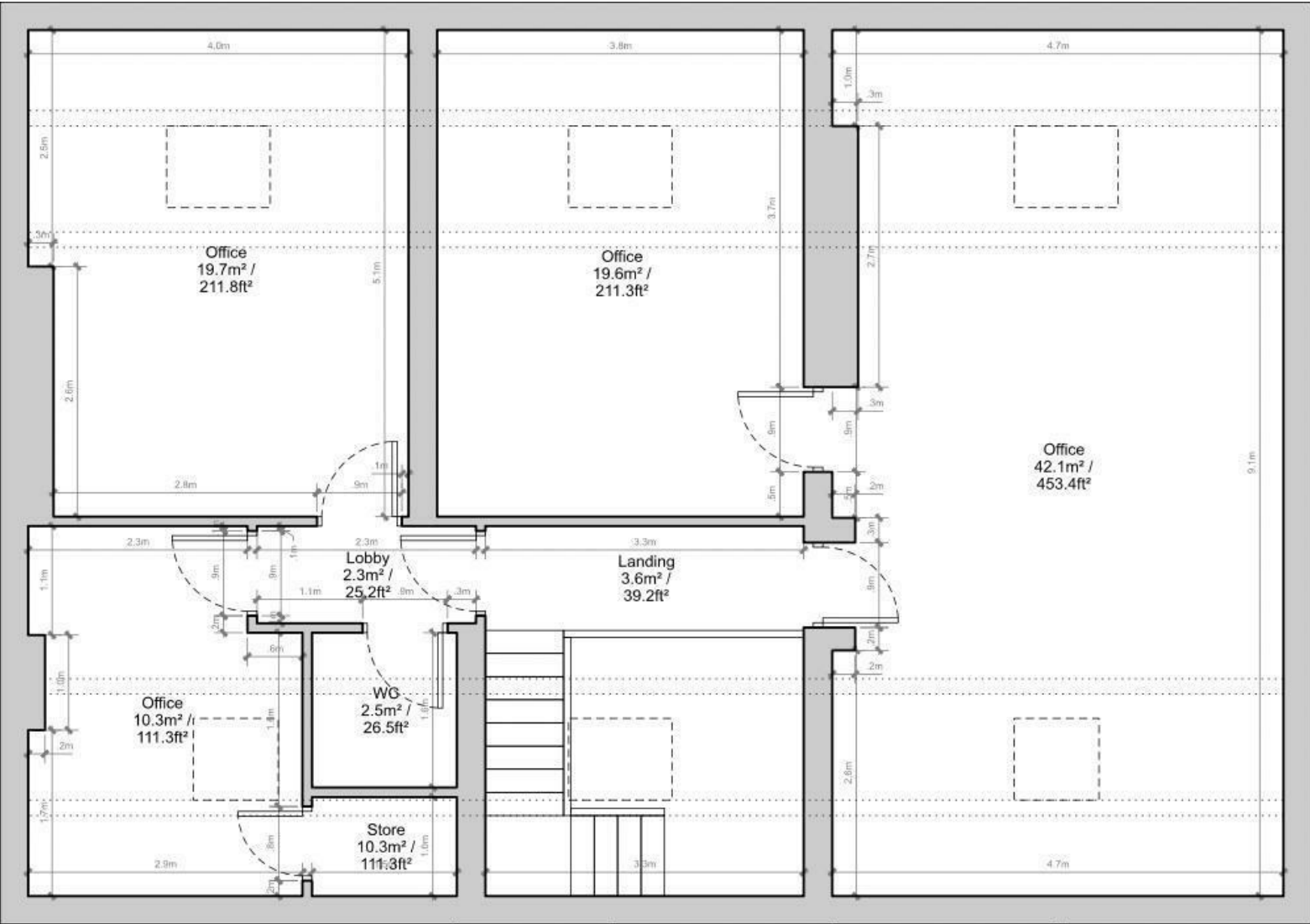
Spacious room with a window to the rear elevation, stainless steel drainer sink and a storage heater.

W.C.

Partially tiled walls, low level W.C and a vanity wash basin.







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	

Call us on
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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.