

# williams estates



**15 Clwyd Street, Ruthin, Denbighshire,  
LL15 1HF**

**£450 PCM**



**EPC - null Council Tax Band - Tenure -**

# Clwyd Street, Ruthin 1 Bedrooms - Shop

A fantastic opportunity to lease a spacious ground floor shop unit situated on the sought Clwyd Street in Ruthin, within walking distance of all local amenities. The shop unit briefly comprises of a large shop frontage, store room and W.C. Internal viewing is highly advised to fully appreciate the space available.  
EPC-C 75 Tenure- Leasehold.







**Floor Plan**

Total floor area 56.0 m<sup>2</sup> (602 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
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.