

**39 41 43a 43 45a 45, Clwyd Street,
Ruthin, Denbighshire, LL15 1HF**

£345,000



EPC - null

Council Tax Band -

Tenure - Freehold

41 43a 43 45a 45, Ruthin

0 Bedrooms - Shop

NO ONWARD CHAIN

Four retail units with a two bedroom flat and one three bedroom flat over which are full of character and in need of some modernisation.

PRIME LOCATION with excellent foot traffic and consistent demand from both residents and visitors.

Benefit from the bustling atmosphere and the strong market potential of this prime investment opportunity.

Viewing is highly recommended!

Video tour available for viewing and rental income available from Agent



THREE BEDROOM FLAT (43a)

Accommodation

Metal iron steps leading to a balcony with two uPVC french doors leading into the front of the accommodation

Kitchen/Dining

20'4" x 9'10" (6.20 x 3.00)

A large area in need of modernisation, featuring laminate flooring and basic wall and base units with partially tiled splashback and a stainless steel sink with mixer tap.

Space for an electric oven and fridge freezer, exposed beams add a rustic touch
Open plan from the kitchen provides ample space for a dining table, electric wall heater
Window to the side

Hallway

The inner hallway provides access to all rooms, exposed beams add a touch of character.

Bathroom

6'1" x 15'0" (1.87 x 4.58)

Shower cubicle with electric shower, pedestal wash basin, W.C., access to the loft.

Bedroom One

12'9" x 8'3" (3.91 x 2.52)

Cottage style windows to the front, exposed beams and perlin, access to the loft

Bedroom Two

10'2" x 7'11" (3.12 x 2.42)

Electric storage heater, windows to the front, exposed beams and archway, large storage cupboard with storage above

Living Room

15'9" x 10'6" (4.82 x 3.21)

Exposed beams, window to the front overlooking Ruthin Gaol, doorway leads to

Bedroom Three

15'5" x 7'4" (4.70 x 2.24)

Cottage style window to the front, loft access and exposed beams, electric storage heater

Utility Room

7'5" x 6'11" (2.27 x 2.11)

Fitted with storage cupboards, space for a tumble dryer, window to the rear, door through to

Shower Room

9'1" x 4'1" (2.79 x 1.27)

Shower cubicle, pedestal wash basin, W.C.,

Exterior

Enclosed courtyard, large storage to the side with outside W.C.

TWO BEDROOM FLAT (41a)

Exterior

A large courtyard area with timber fencing, mature plants and shrubs, separate patio area with a large storage shed, two doors with one leading to the back of the property

Entrance

Property is entered off the main high street via a timber glazed door

Hallway

Period features with exposed stone walls and timbers, wooden flooring, turned staircase with iron bannister, window and door to the outside, leads to landing

Landing

Radiator, wall hung boiler, small glazed panel window to the side elevation, further steps via a custom iron bannister lead to top floor landing and exterior door leads back to the outside



Living Area

15'10" x 14'10" (4.83 x 4.54)

A large, light and spacious room with period features, two windows to the front elevation looking out onto Clwyd Street, exposed beams to the walls, open stone fire with wooden mantle and raised stone hearth, radiator, loft access, timber door leading into

Kitchen/Diner Area

20'4" x 9'10" (6.20 x 3.00)

Fitted with wall and base units with work surfaces and a breakfast bar area, electric oven with stainless steel extractor over, one and a half bowl stainless steel sink, space for dining table, radiator, exposed stone walls and beams, steps up lead through via french doors out on to the roof terrace, window to the front looking out over Clwyd Street

Top Floor Landing

Exposed stone walls, step up to

Bedroom One

12'3" x 6'6" (3.75 x 2.00)

Fitted wardrobes with ample storage, radiator, single glazed window to the rear elevation

Bedroom Two

11'8" x 7'10" (3.57 x 2.41)

Restricted height, radiator, window to the side elevation

Shower Room

8'6" x 7'1" (2.61 x 2.17)

Fitted with a corner shower cubicle with electric shower, pedestal wash hand basin, W.C., tiled floor, window to the side elevation, ladder radiator

FISH & CHIP SHOP (45)

Shop Front

24'5" x 10'7" (7.45 x 3.23)

The shop front is located in a bustling area, business will benefit from high foot traffic and a vibrant local community. Exposed beams, tiled flooring and a single glazed window to the front elevation.

Preparation Area

14'0" x 7'6" (4.27 x 2.31)

This room ensures efficient operations. The layout is optimized for a seamless workflow, allowing you to serve customers with ease.

Storage Room

19'3" x 10'2" (5.89 x 3.12)

This unit also includes a spacious storage room at the back, providing ample space for inventory management and essential supplies. Store ingredients and equipment conveniently, allowing for smooth day-to-day operations.

PIZZA SHOP (43)

Shop Front

15'9" x 14'7" (4.81 x 4.45)

This unit boasts a spacious and inviting shop front, offering excellent visibility. With its prime location in a bustling area, it will attract foot traffic. Comprising of single glazed windows to the front elevation and tiled flooring.

Preparation Area

16'4" x 11'1" (4.99 x 3.38)

Tiled throughout with ample wall sockets.

Storage Room

The unit also features a dedicated preparation room at the back, providing ample space for prepping ingredients, storing supplies, and ensuring a smooth workflow, partially tiled, plumbing for a commercial sink unit.

RETAIL UNIT THREE (39)

Ground floor level with large window to the front and storage area

RETAIL UNIT FOUR (41)

Ground floor level with large window to the front and storage area

EPC

Flat 41 - EPC Rating - G17

Flat 43 - EPC Rating - E53

Pizza Shop - EPC Rating - C71

Chip Shop - TBC

Rental Information

Retail Unit (39) previously used as a barbers - £300 pcm

Retail Unit (41) previously used as convenience shop - £433 pcm

Pizza Shop (43) - £500 pcm

Finn Fish & Chips (45) - £550 pcm

Flat 43a - currently empty

Flat 45a - currently empty





Ground Floor

Floor area 3.0 sq.m. (32 sq.ft.) approx

Flat 41

Floor area 82.6 sq.m. (890 sq.ft.) approx

Flat 43

Floor area 97.5 sq.m. (1,050 sq.ft.) approx

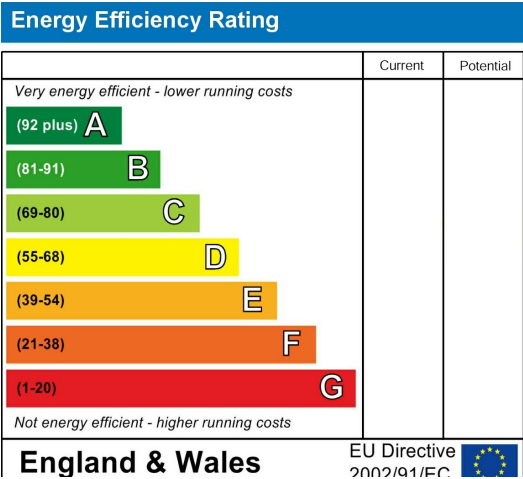
Chip Shop & Pizza Shop

Floor area 70.6 sq.m. (760 sq.ft.) approx

Total floor area 253.8 sq.m. (2,731 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on
01824 704050

Ruthin@williamsestates.com

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.

williamsestates