



**6b Clwyd Street, Ruthin, Denbighshire,
LL15 1HW**

£800 Per Calendar Month



EPC - 0 Council Tax Band - Tenure -

Clwyd Street, Ruthin

0 Bedrooms - House

Double front retail shop/office unit located at the top of Clwyd Street, just off St Peter's Square. Currently under renovation and comprises of a main shop area with twin window aspect looking onto Clwyd Street. Additional storage/staff room/office, kitchenette and W.C

Accommodation

Timber glazed door leads into

Main Shop Floor

24'7" x 16'8" (7.5 x 5.1)

Good sized shop floor with natural light, high ceiling, ample power points, electric meter cupboard and two timber glazed windows to the front elevation. Two steps up lead into

Office/Staff Room/ Kitchenette

12'1" maximum 8'4" minimum x 7'7" maximum
(3.68m maximum 2.54m minimum x 2.31m maximum)

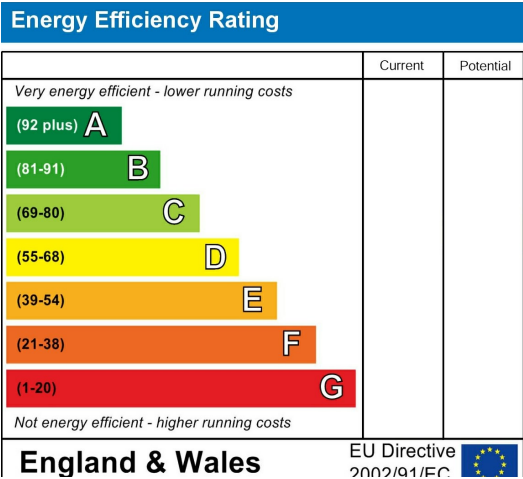
Kitchen facilities, power points and timber window to the rear. Door into

W.C

3'6" x 6'9" (1.074 x 2.065)

W.C and washbasin to be fitted.

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
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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.