

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

**£400 Per Calendar Month**



**EPC - 0    Council Tax Band -    Tenure -**

# Clwyd Street, Ruthin

## 0 Bedrooms - House

A small lock up shop unit in a favoured commercial area on Clwyd Street just off St Peter's Square and offers a with store room, W.C and kitchen area.

### Accommodation

Three steps leads down to the front door and gives access into

### Shop Floor

14'1" x 10'5" (4.3 x 3.2)

With original beams, power points, tiled floor and window to the front elevation.

### Kitchenette

With sink, with base unit beneath.

### W.C

With W.C and washbasin.

### Three steps down to

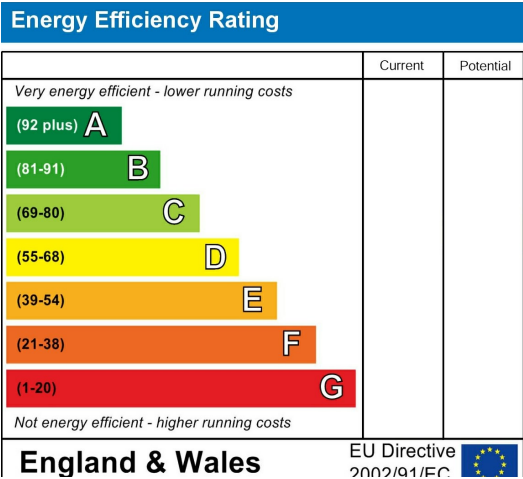
### Additional Store Room

16'4" x 14'1" (5 x 4.3)

With beamed ceiling and power points



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](mailto: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.