



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

£100,000 Auction Guide Price



EPC - null Council Tax Band - Tenure - Freehold

, Ruthin

2 Bedrooms - Shop

****NO ONWARD CHAIN**** IDEAL INVESTMENT OPPORTUNITY - For Sale by Modern Auction – T & C's apply.

Two retail units, both are currently empty, with a two bedroom flat over which is 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.



TWO BEDROOM FLAT

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

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

Rental Information

Retail Unit (39) previously used as a barbers - £350 pcm

Retail Unit (41) previously used as convenience shop - £425 pcm

Two Bedroom Flat - currently empty could ask £600 pcm

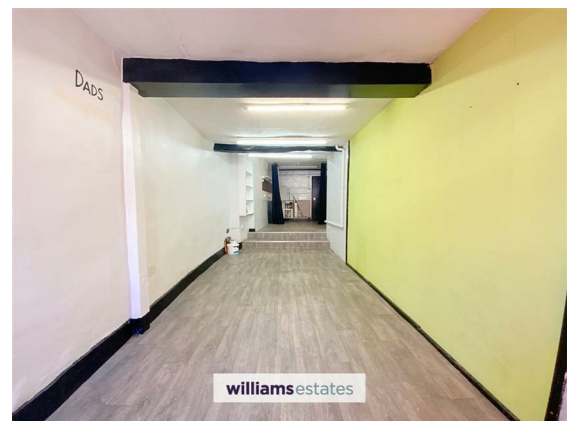
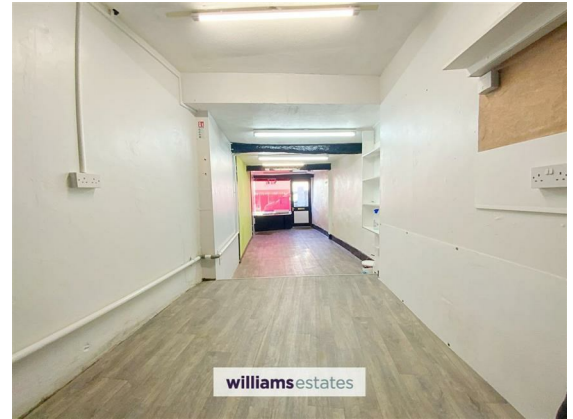
Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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