



43, 45 and 45a Clwyd Street, Ruthin - LL15 1HF

Guide Price £125,000

THREE BEDROOM FLAT

Accommodation

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

Kitchen/Dining

Dimensions: 6.20 x 3.00 (20'4" x 9'10"). 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

Dimensions: 1.87 x 4.58 (6'1" x 15'0"). Shower cubicle with electric shower, pedestal wash basin, W.C., access to the loft.

Bedroom One

Dimensions: 3.91 x 2.52 (12'9" x 8'3"). Cottage style windows to the front, exposed beams and perlin, access to the loft

Bedroom Two

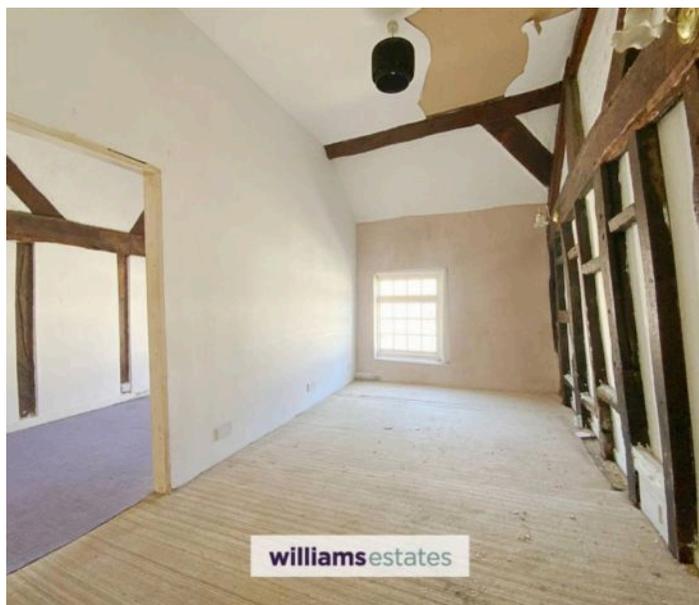
Dimensions: 3.12 x 2.42 (10'2" x 7'11"). Electric storage heater, windows to the front, exposed beams and archway, large storage cupboard with storage above

Living Room

Dimensions: 4.82 x 3.21 (15'9" x 10'6"). Exposed beams, window to the front overlooking Ruthin Gaol, doorway leads to

Bedroom Three

Dimensions: 4.70 x 2.24 (15'5" x 7'4"). Cottage style window to the front, loft access and exposed beams, electric storage heater





Utility Room

Dimensions: 2.27 x 2.11 (7'5" x 6'11"). Fitted with storage cupboards, space for a tumble dryer, window to the rear, door through to

Shower Room

Dimensions: 2.79 x 1.27 (9'1" x 4'1"). Shower cubicle, pedestal wash basin, W.C.,

Exterior

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

FISH & CHIP SHOP (45)

Shop Front

Dimensions: 7.45 x 3.23 (24'5" x 10'7"). 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

Dimensions: 4.27 x 2.31 (14'0" x 7'6"). This room ensures efficient operations. The layout is optimized for a seamless workflow, allowing you to serve customers with ease.

Storage Room

Dimensions: 5.89 x 3.12 (19'3" x 10'2"). 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

Dimensions: 4.81 x 4.45 (15'9" x 14'7"). 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

Dimensions: 4.99 x 3.38 (16'4" x 11'1"). 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.

Rear Garden

EPC

Flat 41 - EPC Rating - G17 Flat 43 - EPC Rating - E53

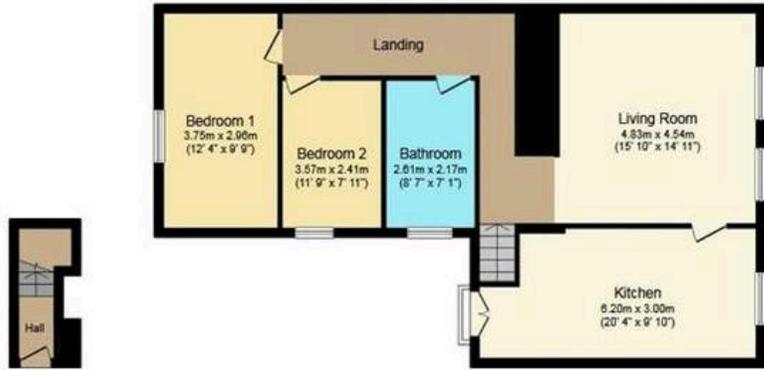
Pizza Shop - EPC Rating - C71 Chip Shop - TBC

Rental Information

Pizza Shop (43) - £500 pcm Finn Fish & Chips (45) - £550 pcm Flat - currently empty

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.....



Ground Floor

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

Flat 41

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



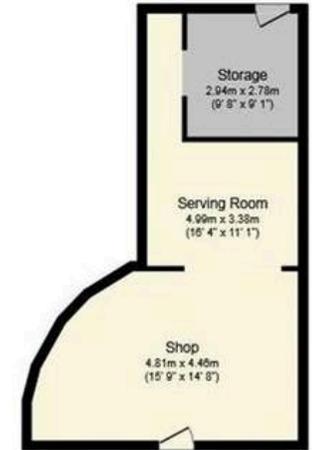
Flat 43

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

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