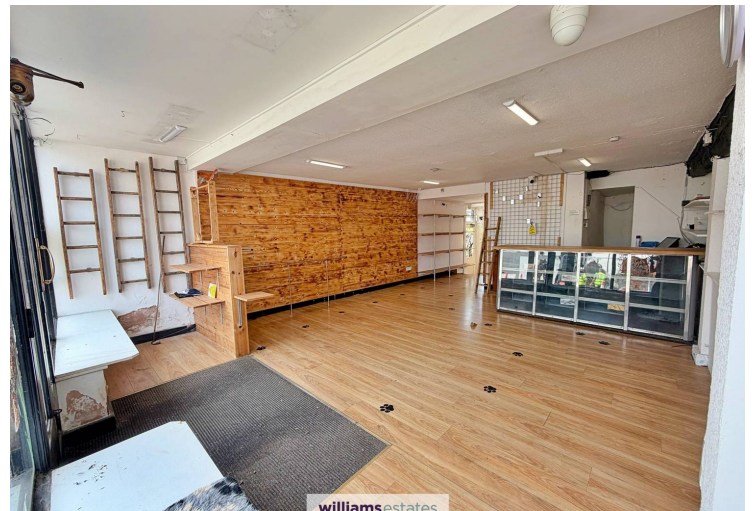


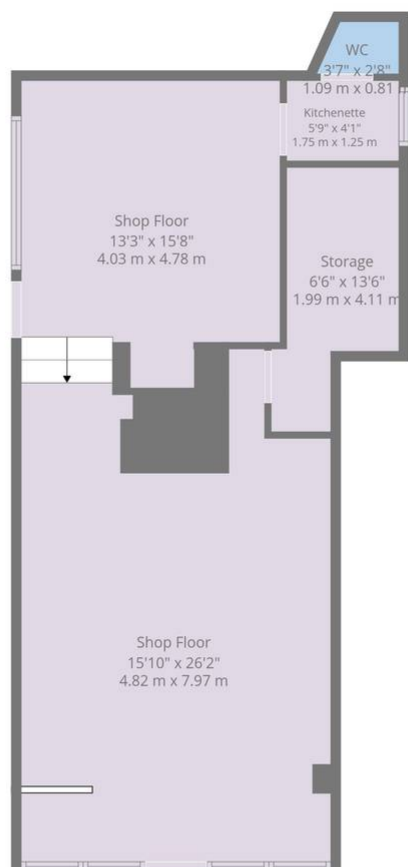


Jus 4 Paws 6 St. Peters Square, & 2 Upper Clwyd Street & 2a Upper Clwyd Street, LL15 1DH – £300,000

Tenure: Freehold | EPC: TBC | Council Tax Band : 2a Clwyd Street Flat: A & Empty Flat: TBC| Business Rates Per Annum- Jus 4 Paws: £6,700 & 2 Upper Clwyd St: £2,075

*** Commercial Opportunity ***

Williams estates presents an ideal investment opportunity within the heart of Ruthin Town Centre. Presenting two commercial units which were previously two well established retail units. There are two flats above, one of which is currently occupied with a tenant and briefly comprises of kitchen, bathroom, living room and two bedrooms. The other flat requires works to be converted into a one bedroom flat. Viewing is highly recommended to see the true potential with the prime location having excellent foot traffic and consistent demand from both residents and visitors this is not one to miss.



Total: 622 sq. Ft, 58 m2

Ground Floor: 622 sq. Ft, 58 m2

Excluded Areas: Storage: 66 sq. Ft, 6 M2, Walls: 63 sq. Ft, 6 m2



Intended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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