



GROSS INTERNAL AREA
 FLOOR 1 1,852 sq.ft. FLOOR 2 1,421 sq.ft. FLOOR 3 788 sq.ft.
 TOTAL : 4,061 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



Corporation Arms Castle Street

Ruthin, Denbighshire,
LL15 1DP

Offers Over
£200,000

A VERY POPULAR AND SUCCESSFUL FREEHOLD INN set in a prominent position in the heart of Ruthin town centre.

This imposing three storey Grade II Listed building has a large and established inn to the ground floor together with extensive accommodation to both the first and second floors in need of a programme of modernisation and refurbishment. It provides scope for development to provide accommodation of letting bedrooms and owners' accommodation subject to the usual consents being obtained.

For sale Freehold free of brewery tie

LOCATION

Located in the heart of Ruthin town centre.

THE ACCOMMODATION COMPRISES**LOBBY**

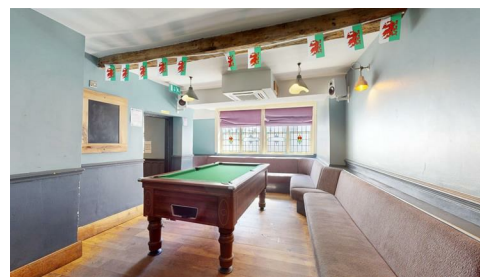
Panelled door leading to an enclosed lobby with inner door leading to the main lounge bar.

LOUNGE BAR

Three attractive leaded glazed windows overlooking Castle Street, boarded floor, fitted bench seating, oak fronted bar. Recessed fireplace with raised hearth and wood burning stove, wide staircase rising to the first floor.

POOL ROOM

Four leaded windows overlooking Castle Street, air conditioning unit, boarded floor, bench seating to two walls.

**INNER LOBBY**

Leading through to the left hand side where there is a fire exit leading back to Castle Street.

GAMES ROOM

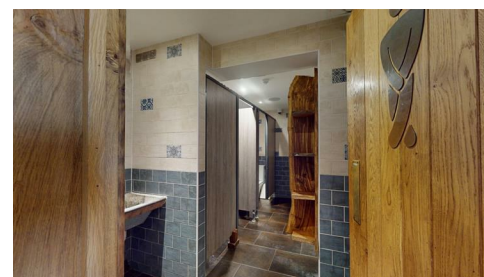
Boarded floor.

DANCE FLOOR

Large versatile room with air conditioning, inset ceiling lighting, stone flooring, oak fronted bar which interconnects with the main bar, the adjoining wash room and also provides access via a stone staircase down to the cellar.

REAR CORRIDOR

Leading to the ladies and gents toilets and access beyond leading to an enclosed yard.

GENTS CLOAKROOM**LADIES CLOAKROOM****FIRST FLOOR**

To the first floor is a long central landing with staircase rising to the second floor. There are two rooms to the front of the building together with four further rooms and a former bathroom.

SECOND FLOOR

To the second floor is a large through landing with three large double rooms.

AGENTS NOTES

Accountants are available upon request

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band A

HE/PMW

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

DIRECTIONS

From our office cross The Square and turn left into Castle Street and its on the right.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.