



61 & 61a, Well Street, Ruthin – LL15 1AG

Offers in Region of **£120,000**

61 & 61a, Well Street

Ruthin

Two commercial shop spaces offered for sale in a prominent position on a busy thoroughfare in the popular market town of Ruthin. Both shops have a good frontage, large windows to the front, good sized shop space, rear staff/storage room and WC facilities. Grade II listed

Council Tax band: TBD

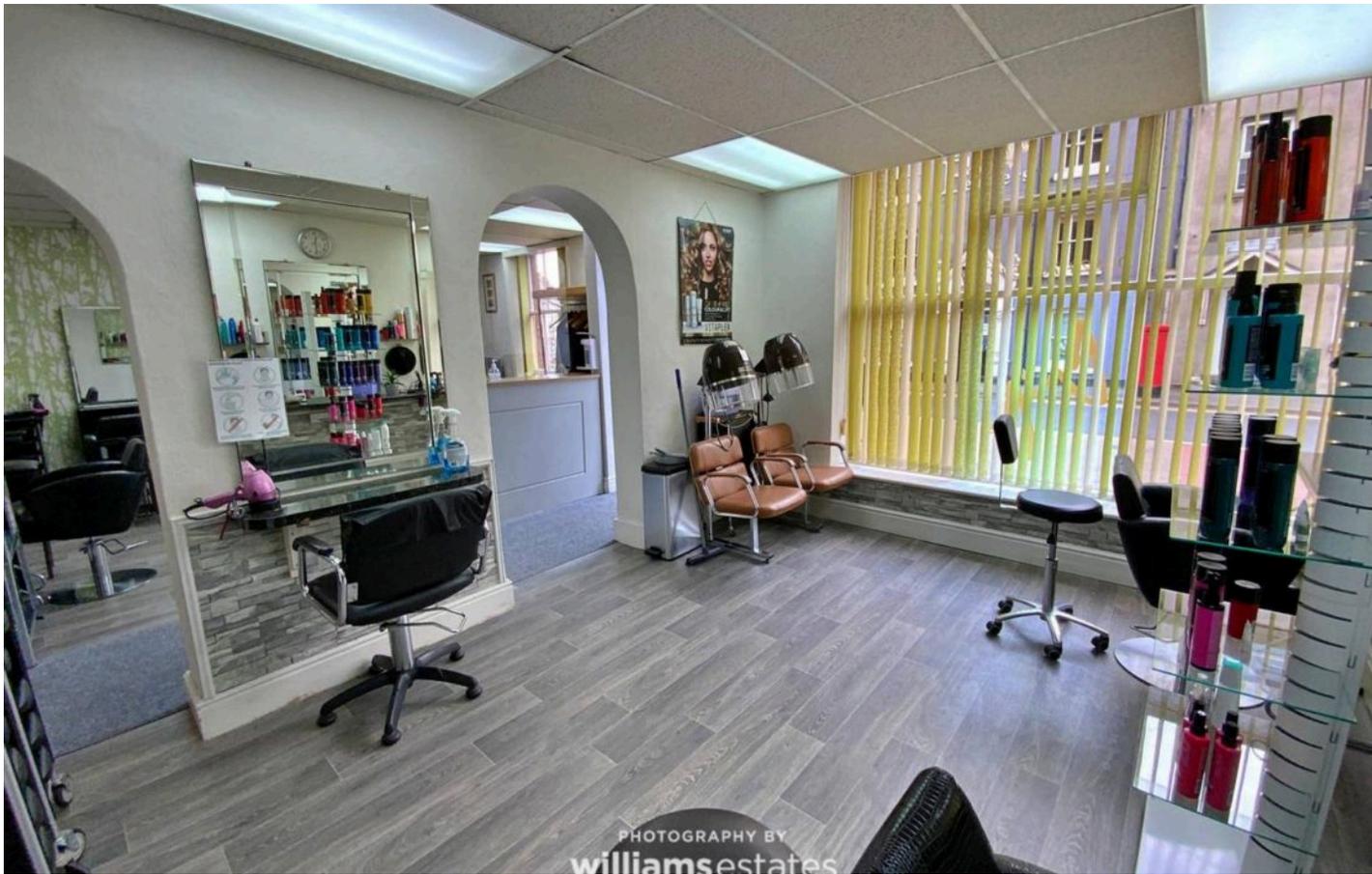
Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:



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williamsstates



61 Well Street

Accommodation

Entering through a timber single glazed door in to:

Shop Space

17' 10" x 14' 4" (5.44m x 4.37m)

Large timber single glazed window to the front, further timber single glazed sash window to the side, power points, electric heater, wall-mounted cabinet housing the consumer unit and door through to:

Rear Office/Staff Room/ Stock Room

11' 8" x 11' 5" (3.56m x 3.48m)

Timber single glazed window and fire door to the rear, power points, electric storage heater and door to the:

Kitchenette

6' 3" x 3' 0" (1.91m x 0.91m)

Stainless steel sink with mixer tap over and tiled splashback, hot water unit, power points and door to the:

W.C

4' 11" x 3' 0" (1.50m x 0.91m)

W.C and extractor fan.



61a Well Street

Accommodation

Timber single glazed door opening into:

Main Shop Space

15' 0" x 14' 4" (4.57m x 4.37m)

Timber single glazed sash window to the front elevation, radiator, powerpoints, and doors off to the rear staff/stockroom and W.C. Two archways leading into:

Further Shop Space

14' 9" x 11' 0" (4.50m x 3.35m)

Timber single glazed window to the front elevation, powerpoints, and wall mounted electric consumer units.

61 Well Street

Accommodation

Entering through a timber single glazed door in to:

Shop Space

17' 10" x 14' 4" (5.44m x 4.37m)

Large timber single glazed window to the front, further timber single glazed sash window to the side, power points, electric heater, wall-mounted cabinet housing the consumer unit and door through to:

Rear Office/Staff Room/ Stock Room

11' 8" x 11' 5" (3.56m x 3.48m)

Timber single glazed window and fire door to the rear, power points, electric storage heater and door to the:

Kitchenette

6' 3" x 3' 0" (1.91m x 0.91m)

Stainless steel sink with mixer tap over and tiled splashback, hot water unit, power points and door to the:

W.C

4' 11" x 3' 0" (1.50m x 0.91m)

W.C and extractor fan.

61a Well Street

Accommodation

Timber single glazed door opening into:

Main Shop Space

15' 0" x 14' 4" (4.57m x 4.37m)

Timber single glazed sash window to the front elevation, radiator, powerpoints, and doors off to the rear staff/stockroom and W.C. Two archways leading into:

Further Shop Space

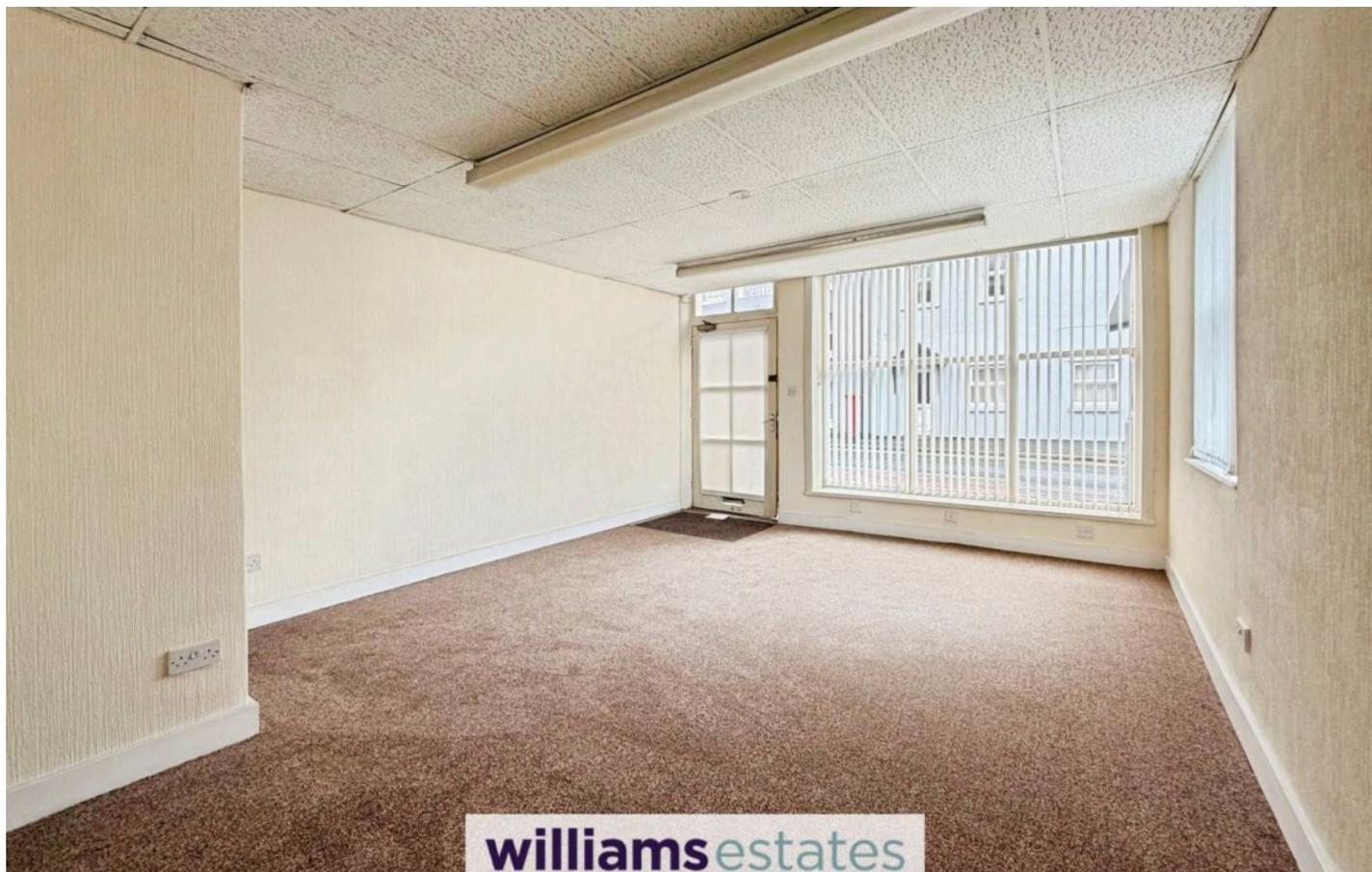
14' 9" x 11' 0" (4.50m x 3.35m)

Timber single glazed window to the front elevation, powerpoints, and wall mounted electric consumer units.

Staff Room/ Stock Room

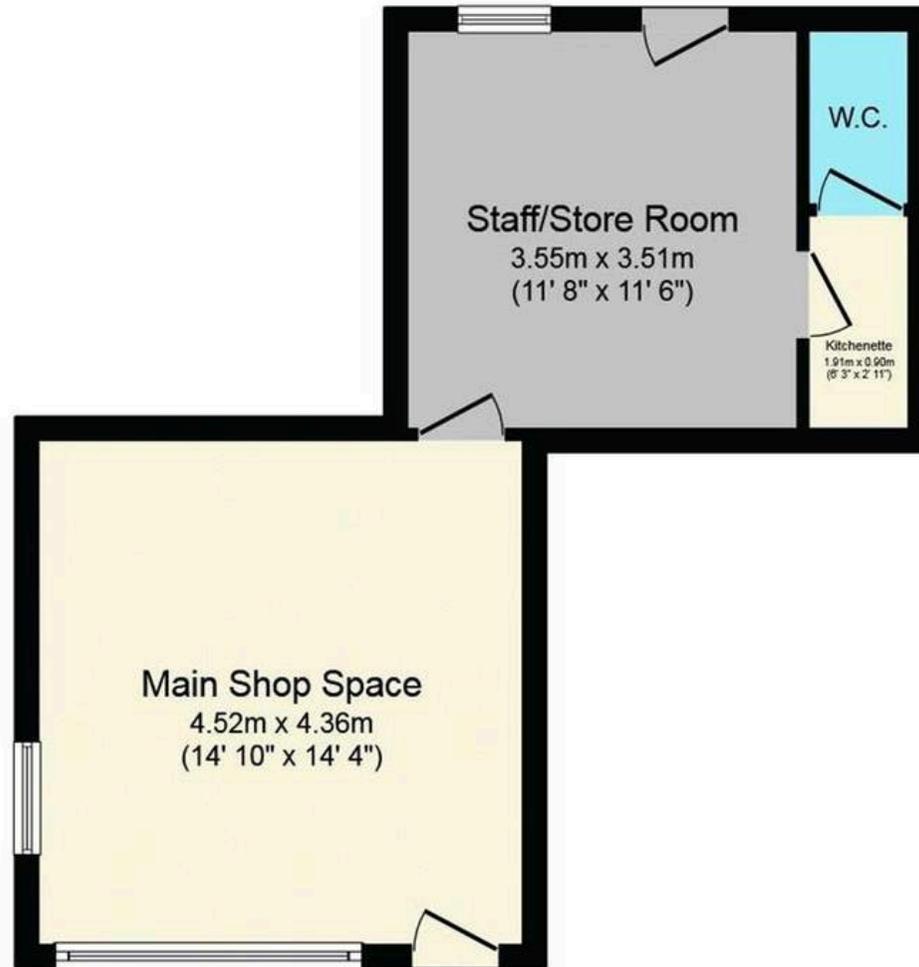
12' 4" x 11' 8" (3.76m x 3.56m)

Two timber single glazed sash windows to the rear, units





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Ground Floor

Floor area 35.8 sq.m. (385.2 sq.ft.) approx

Total floor area 35.8 sq.m. (385.2 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



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