

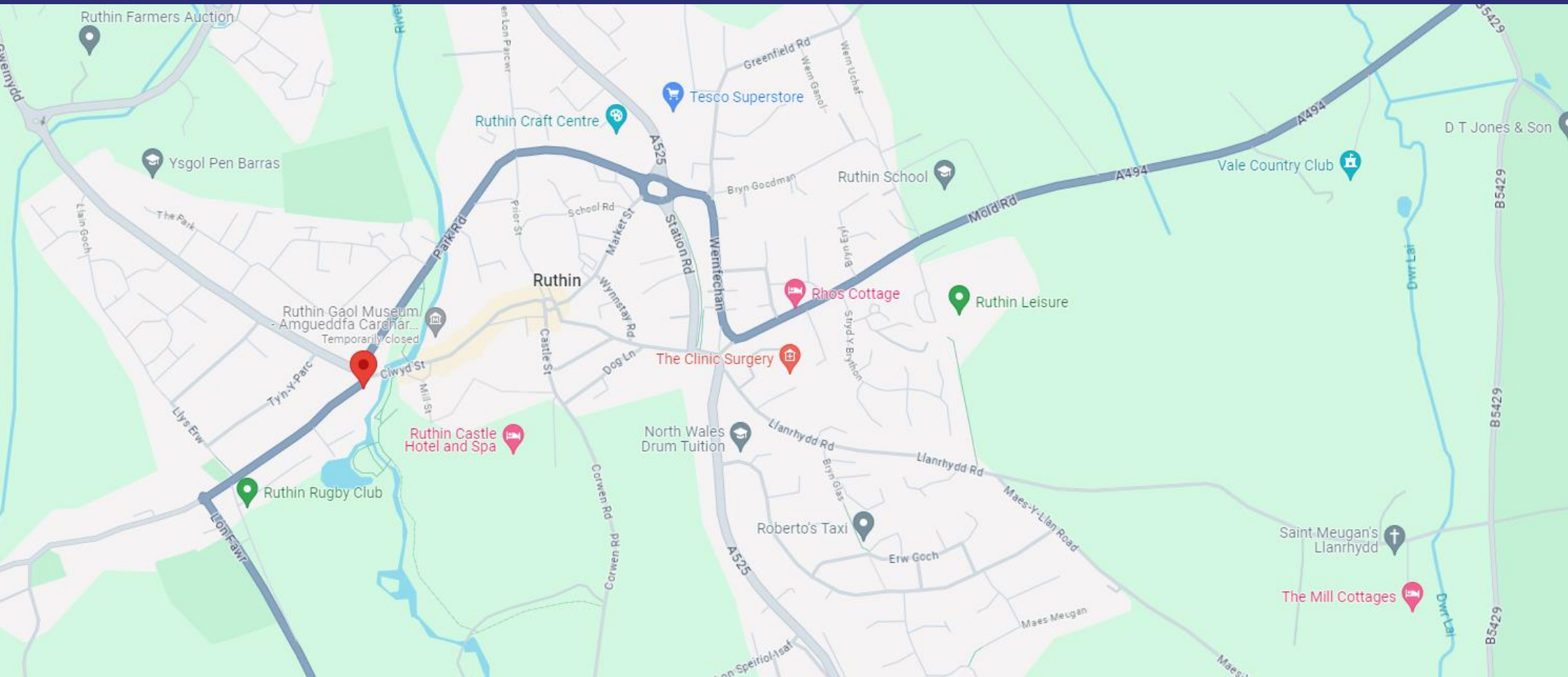
**TO LET/MAY
SELL**

**7 MWROG STREET
RUTHIN, DENBIGHSHIRE, LL15 1LB**



LOCATION

The property fronts Mwrog Street, a very prominent location on a busy road junction with Denbigh, Park Road and Mwrog Street, close to a large public car park at Cae Ddol, a popular recreational area with walks along the river, towards Ruthin Rugby Club and only a short distance from the town centre.



- **Ground and First Floor Space Available**
- **Suitable as a Shop / Showroom or as Offices**
- **£10,000 Per Annum**
- **No Rates Payable**
- **Recently Fully Refurbished**

DESCRIPTION

The ground floor unit benefits from two large Georgian Style display windows with central doorway leading into the property, the room provides a light and airy retailing area with high ceilings and ample display walling to three sides, with two work rooms and storage/ancillary areas to the first floor.

To the rear of the property is an enclosed private yard with outside wc and rear access.

UNIT	SQ M	SQ FT
Front Room	24.92	268.23
Back Room	11.97	128.84
First Floor Office 1	17.26	185.78
First Floor Office 2	21.64	232.93
Staff Room/ Kitchen	9.44	101.61
Total	85.23	917.40

RENTAL

£10,000 pax

PRICE

Price On Application (POA) for the Freehold Interest

LEASE

Lease for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £2,800.00.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council, Business Rates Department, for more information.

SERVICES

Mains services are available or connected to the property subject to statutory regulations.

EPC

The Energy Performance Asset Rating for this property is F – Certificate Reference Number: 9389-3056-0362-0100-2521. A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Robbie Clarke

robbie.Clarke@bacommercial.com **07741 320910**

SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



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