

# RUTHIN

## 2/4 Market Street

### SHOP UNIT AVAILABE BY WAY OF A NEW LEASE



#### Location

Ruthin is a busy and attractive market town in Denbigshire, North Wales and is located approximately 22 miles from Chester and some 10 miles from Mold.

Retail within Ruthin is situated in and around St Peter's Square and the subject unit is located opposite HSBC Bank and the Castle Hotel (Wetherspoons) and in close proximity to the Denbigshire County Council head office.

#### Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

#### Rent

**£25,000 per annum exclusive.**

#### Business Rates

Rateable Value                      £19,000

Interested parties are advised to make their own enquiries with the local authority.

#### EPC

B 29.

#### VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.

#### Accommodation

|                                     |                     |                  |
|-------------------------------------|---------------------|------------------|
| <b>Ground Floor Sales</b>           | <b>1,604 sq.ft.</b> | <b>149 sq.m</b>  |
| Ground Floor Ancillary plus WC's    | 138 sq.ft.          | 13 sq.m.         |
| <b>First Floor (Possible Sales)</b> | <b>1,884 sq.ft.</b> | <b>175 sq.m.</b> |

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

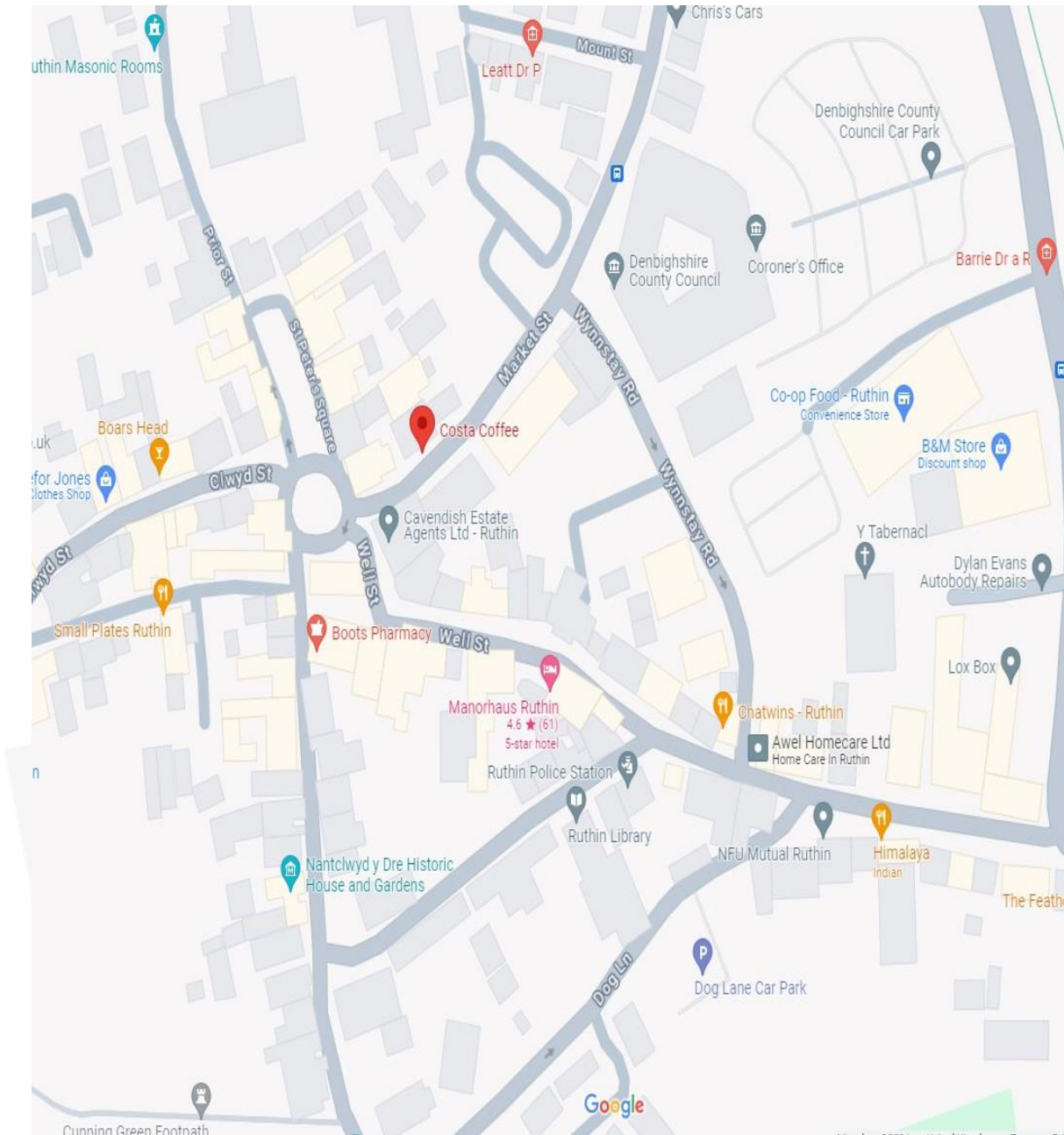
#### Agents Note

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.

#### Viewing

Strictly by appointment through the agent  
 Llyr Emanuel 07795 348079

[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.