



Clough
AND
Co

01745 812049
enquiries@cloughco.com
www.cloughco.com



45 High Street, Denbigh, LL16 3SD Offers In The Region Of £100,000

Situated in a prominent position in the historic market town of Denbigh, this impressive three-storey commercial property occupies a highly visible location with convenient access to the town's main public car park.

The property is Grade II listed, offering a wealth of character and heritage appeal. It is being offered for sale on a freehold basis.

SITUATION

The property is conveniently located in the Historical Market Town of Denbigh within easy walking distance to both short and long stay carparks.

DESCRIPTION



This three-storey commercial property comprises a welcoming reception area, office accommodation across all three floors, a kitchen, and bathroom facilities.

Having served as the premises of a well-established business for many years, the property presents an excellent opportunity for owner-occupiers, investors, or small businesses seeking a prominent and versatile commercial space.

FRONT ENTRANCE

RECEPTION AREA

14'10" x 12'0" (4.532 x 3.665)



With carpeted floor, small storage cupboard, electric storage heater and electric meter box

REAR OFFICE

12'7" x 8'2" (3.843 x 2.496)



Stairs to first floor

BATHROOM



Comprising white suite low level wc and pedestal wash hand basin.

OFFICE

12'1" x 7'6" (3.699 x 2.311)



Window to rear yard and electric storage heater.

Stairs to second floor

KITCHEN

3'9" x 6'7" (1.164 x 2.011)

With base units and stainless steel sink unit.

OFFICE

12'0" x 13'1" (3.658 x 4.009)



With window to front aspect and electric storage heater.

Stairs to third floor

OFFICE/STORAGE ROOM

12'0" x 13'1" (3.658 x 4.009)

CELLAR

With access to rear yard and storage heater.

REAR YARD

There is a rear yard accessed either by the rear cellar or from Rosemary lane.

SERVICES

We are given to understand that Mains Electricity, Mains Water and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Ruthin Office (Tel No : 01745 812049)

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It

should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

Vale Of Clwyd Mart Plas Glasdir, Denbigh Road,
Ruthin, LL15 1PB

Tel: 01745 812049 | Fax: 01745 812180

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