

Rainbow Garage Ruthin Road, Gwernymynydd, Gwernymynydd,

£695,000

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EPC - null

Council Tax Band -

Tenure - Freehold

Ruthin Road, Gwernymynydd

1 Bedrooms - Industrial Unit

Included in the sale is a workshop, ancillary stone built office with additional garage behind, large hard standing and a Cottage. The plot is ideally situated in the sought after village of Gwernymynydd between Mold and Ruthin with easy access to A55 providing links to North Wales, Chester, Liverpool and beyond. CEPC-201 Tenure Freehold



Description

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Workshop

42'8" x 39'4" (13.00 x 11.99)

With large triple doors leading into staff canteen, two separate toilets, inspection pit and office with separate front door and window to the front.

Cottage

Two storey cottage with pitched slate roof and uPVC double glazing.

Office 1

24'7" x 8'6" (7.49 x 2.59 (7.5 x 2.6))

With uPVC window and door

Office 2

16'11" x 15'1" (5.16 x 4.60)


Staff Kitchen

9'10" x 8'4" (3.00 x 2.54)

Store Room.

8'0" x 5'7" (2.44 x 1.70)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.