



33 Well Street, Ruthin, LL15 1AF

£675



EPC - 0 Council Tax Band - Tenure -

Well Street, Ruthin

0 Bedrooms - Shop

Williams Estates are pleased to advertise a fantastic opportunity to lease a good sized ground floor office/ shop unit situated on the sought High Street of Ruthin. Within walking distance of all local amenities. The office/ shop unit briefly comprises of a good sized shop front, extra room, store room, kitchenette area, washing facilities and W.C. Internal viewing is highly advised to fully appreciate.



The accommodation provides:
uPVC double glazed door leads to:

Main Office

24'7" x 14'8" (7.51 x 4.48)

Expansive glazed window and door to the front elevation, window to the side elevation having obscure glass, two storage radiators, air conditioning unit, electric sockets, door leads to:

Office

11'9" x 11'6" (3.59 x 3.51)

Expansive uPVC window to the front elevation, storage heater, electric sockets.

Office

12'9" x 11'5" (3.90 x 3.50)

Storage heater. electric sockets.

Kitchen

Well fitted having a range of base and wall units, working surface, void for a small fridge, stainless steel sink unit with mixer tap, storage heater, ample wall sockets, uPVC double glazed having obscure glass and fire exit door to the rear.


W.C.

Providing a low level W.C., wall hung wash basin and an extractor fan.





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	

williamsestates

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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.