

MIXED USE RETAIL/RESIDENTIAL INVESTMENT

1 WELL STREET, RUTHIN, LL15 1AE

FOR SALE

- Located in Ruthin Town Centre
- Prominent location
- Ground floor commercial –
hairdressers with residential above
- Gross rental £30,950 per annum
- Purchase price £315,000



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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North Wales

BA Commercial, Hanover House,
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T 01745 330077

W www.bacommercial.com

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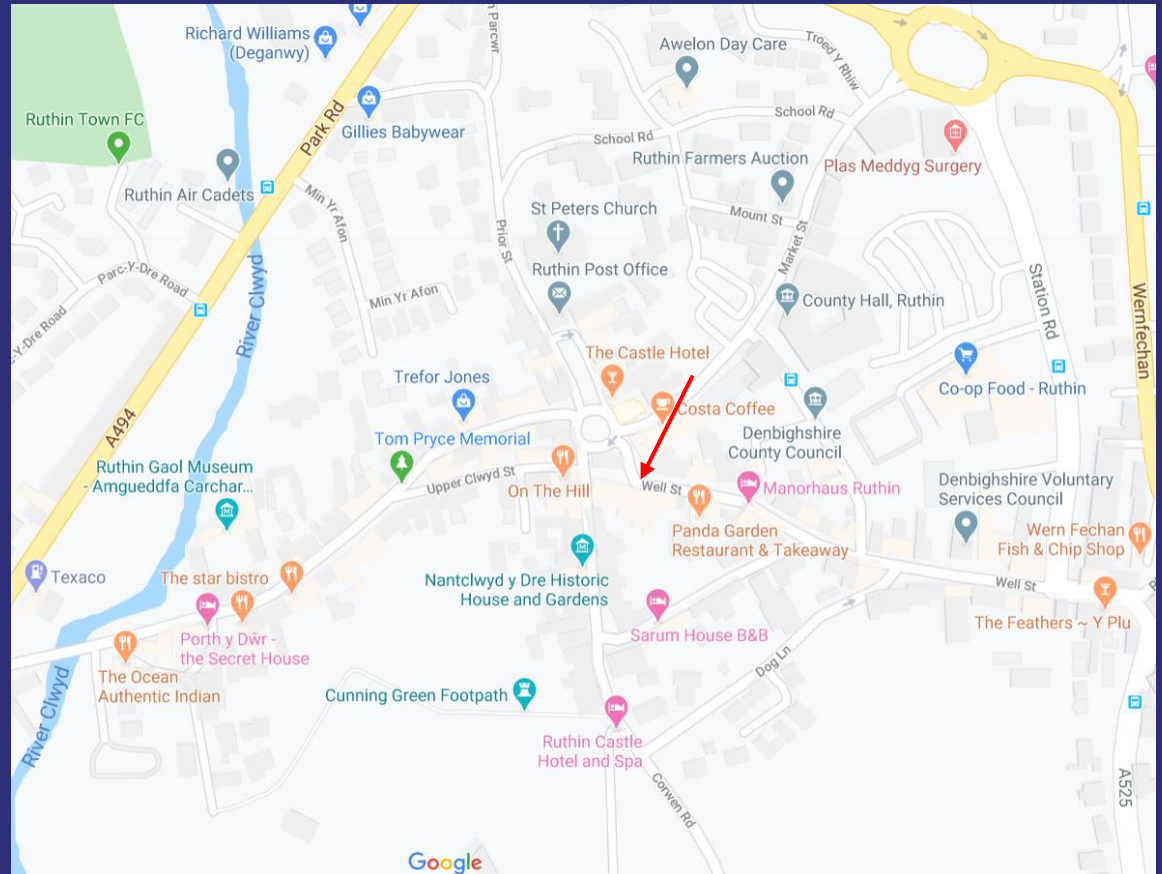
LOCATION

Ruthin, the County of Denbighshire, is an exceptionally attractive and historic market town at the end of the Vale of Clwyd, with its commercial centre serving the surrounding rural areas, in addition to being a visitor destination in its own right.

The shops stand within the town's main retail area, in close proximity to St Peters Square and amongst a variety of niche retail outlets.

Nearby occupiers include:

- Costa Coffee
- Denbighshire County Council Offices
- Cavendish Ikin
- HSBC
- Boots
- Mococo Jewellery



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DESCRIPTION

COMMERCIAL Unit 1 Well Street

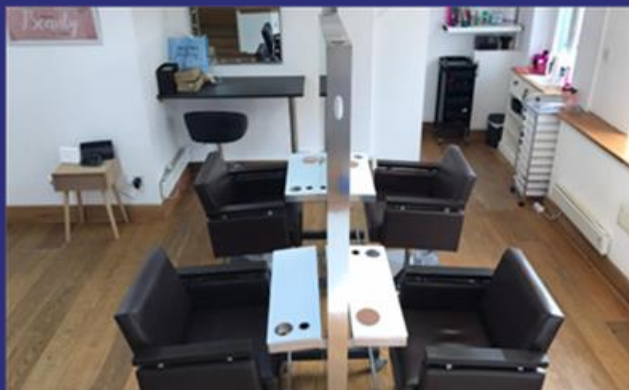
The property comprises a substantial four storey property, constructed of brick rendered elevations beneath a pitched slated roof.

At ground floor, there is a self contained retail unit currently occupied as a hair and beauty salon. The entrance to the residential accommodation is via a walk way leading to a shared court yard.

RESIDENTIAL APARTMENTS

There are six residential apartments located in a gated court yard being arranged over three floors with a central staircase rising to the first and second floor landings, and an enclosed and private staircase thereafter leading to the third floor apartments, with its distinctive lantern windows offering splendid views across St. Peters Square and beyond towards the Clwydian Hills.

All apartments are self-contained providing one bedroom accommodation of varying floor areas. A copy of the current rental income per apartment is available upon request. The current total rental is just over £2,000 per calendar month including management fees.



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ADJACENT BUILDING

Please note there is an adjacent building located within the available property being a single storey building with external steel staircase, giving access to the first floor self contained rooms, currently used as offices for the vendor of the building. It could readily be converted to provide a further residential unit subject to planning consent.

RESIDENTIAL

Gross income £2,000 per calendar month - £24,000 per annum.

Net rental income can be provided to interested parties.

In addition to the above, there is income available from the areas that we have illustrated, the current vendors offices, capable of being rented out as office accommodation or alternatively change of use to residential.

ACCOMMODATION/TENANCY SCHEDULE

ADDRESS	TENANT	T/A	ANNUAL RENT	FLOOR AREA	£ PER SQ FT	LEASE DETAILS	TERM DATE	ACTION DATE	ACTION	NOTES
1 Well Street, Ruthin LL15 1AH	Sandra and Kara Tyrrell	Beauty salon	£6,950.00	748.41	£9.29	Three year lease wef 1/11/2017. IRI .	30/10/2020	31/10/2019	Lease expires	Deposit held £2,085 inc VAT

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PURCHASE PRICE

We are instructed to seek offers of £315,000 for our clients freehold interest in the property.

TENURE

The property is held freehold subject to the tenancies, all of which are on the basis of tenants internal Repairing & Insuring terms – the landlord insures the upper storeys.

RATES

Interested parties are advised to make contact with the Local Rating Authority, Denbighshire County Council.

VAT

The property price is quoted without but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate will be available to interested parties upon request.

LEGAL COSTS

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

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.

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 joint agents
BA Commercial & Cavendish Ikin
Ref: October20

SUBJECT TO CONTRACT

BA Commercial

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Cavendish Ikin

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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- 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.
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