

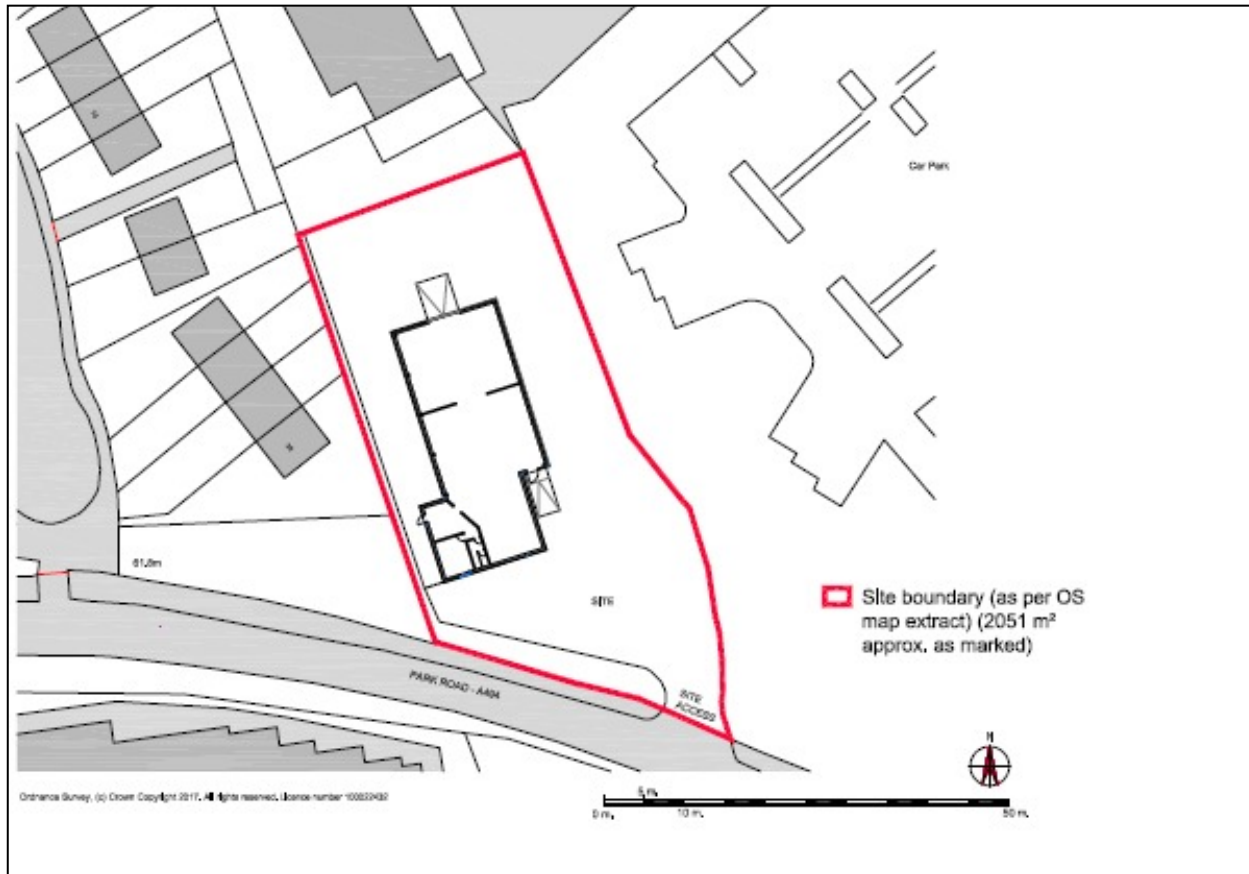
# TO LET (MAY SELL)

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



## PARK ROAD, RUTHIN, LL15 1NQ

- A prominent roadside retail/trade counter unit
- Large yard area of 0.5 Acres
- 4,207 sq ft
- Car parking for 25 cars with potential to create additional spaces
- Potential for expansion of the unit
- Planning Consent for Open A1 Retail and B2 Industrial
- Rear Loading Facility
- Nearby retailers, Tesco, Co-Op, B&M and the Craft Centre
- Main road frontage to the A494 and adjacent to the industrial area.



## LOCATION

The town of Ruthin is situated in the County of Denbighshire in North East Wales approximately 10 miles from Mold and 23 miles from Chester. The historic market town serves the population of Ruthin and the surrounding rural hinterland. The subject property is situated in a high profile location fronting Park Rd (A494) close to a Tesco superstore and the award winning Ruthin Craft Centre.

## DESCRIPTION

The property comprises a detached retail/trade counter unit of steel frame construction clad to the lower sections with brick and block work and to the upper sections and roof with insulated steel sheet cladding. To the front of the property is a single storey brick and block addition under a flat roof with mineral felt covering.

The property sits on a large self contained site with direct frontage to and access from Park Road. The property benefits from a glazed personnel entrance off the forecourt car park. There is a steel roller shutter door providing servicing from the rear service yard which is fenced by way of steel palisade fencing.

## ACCOMMODATION

The property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and calculate the gross internal floor area to be 4,207 sq ft (452.84 sq m) and the property sits on a site of 0.5 acres (0.2 Hectares).

## RATEABLE VALUE

The property has a rateable value of £17,750.

## TENURE

The property is available to let by way of a new full repairing and insuring lease at a rental of £27,500 per annum exclusive. Alternatively the owners will give consideration to a sale of the freehold interest.



## ENERGY PERFORMANCE CERTIFICATE

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Former Wynnstey Stores  
 Park Road  
 RUTHIN  
 LL15 1NQ

**Certificate Reference Number:**  
 0650-0538-7249-8094-6006

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

93
This is how energy efficient the building is.

**Technical Information**

**Benchmarks**

Main heating fuel:	Oil	
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m <sup>2</sup> ):	391	Buildings similar to this one could have ratings as follows:
Assessment Level:	3	<div style="display: flex; align-items: center; margin-bottom: 2px;"> <div style="width: 15px; height: 15px; background-color: #2e8b57; margin-right: 5px;"></div> <span style="font-size: x-small;">21 If newly built</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #32cd32; margin-right: 5px;"></div> <span style="font-size: x-small;">69 If typical of the existing stock</span> </div>
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	107.97	
Primary energy use (kWh/m <sup>2</sup> per year):	520.13	

## PLANNING

The property has an established use for open A1 Retail. The property would lend itself alternatively to a trade counter/warehouse use.

## VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party will bear their own legal costs.

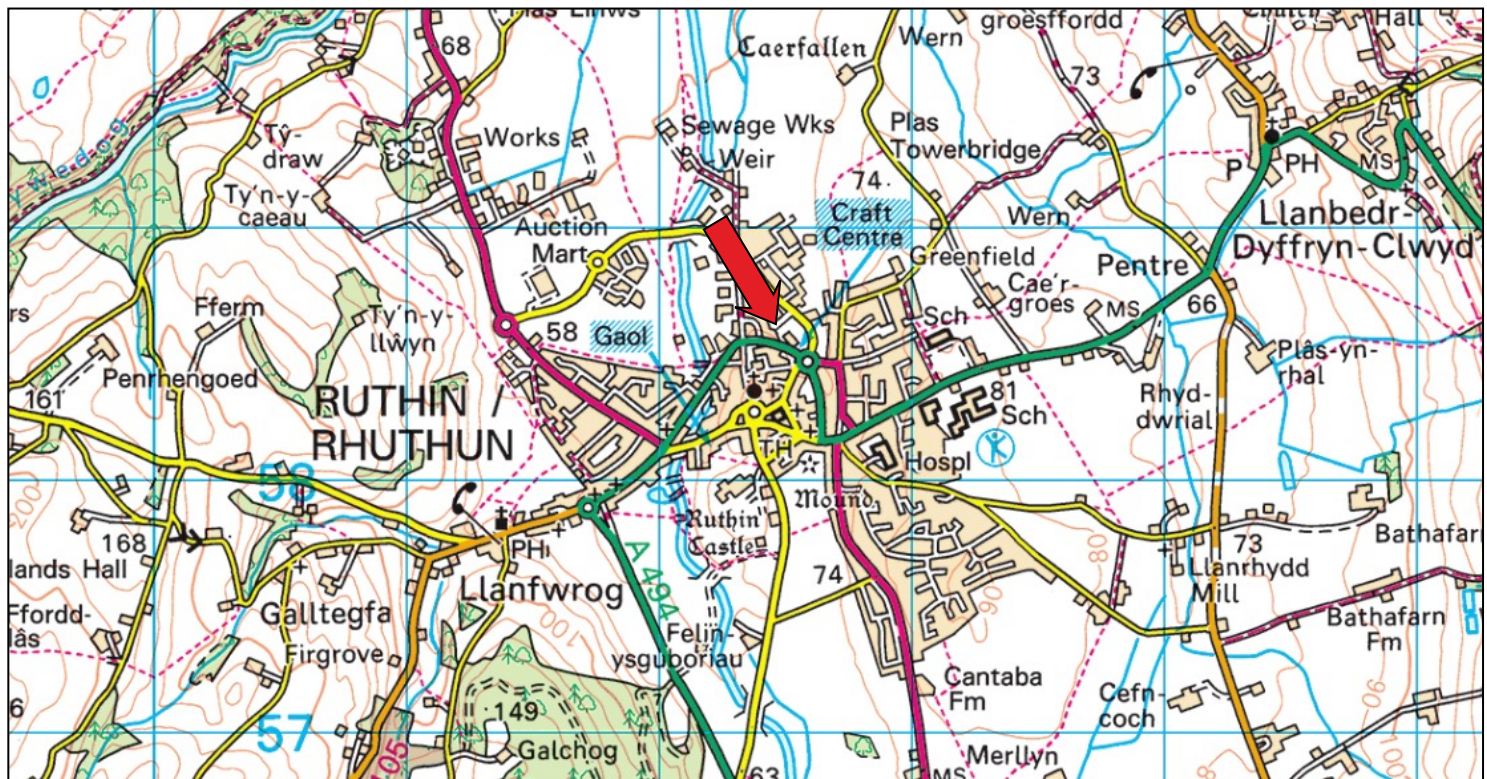
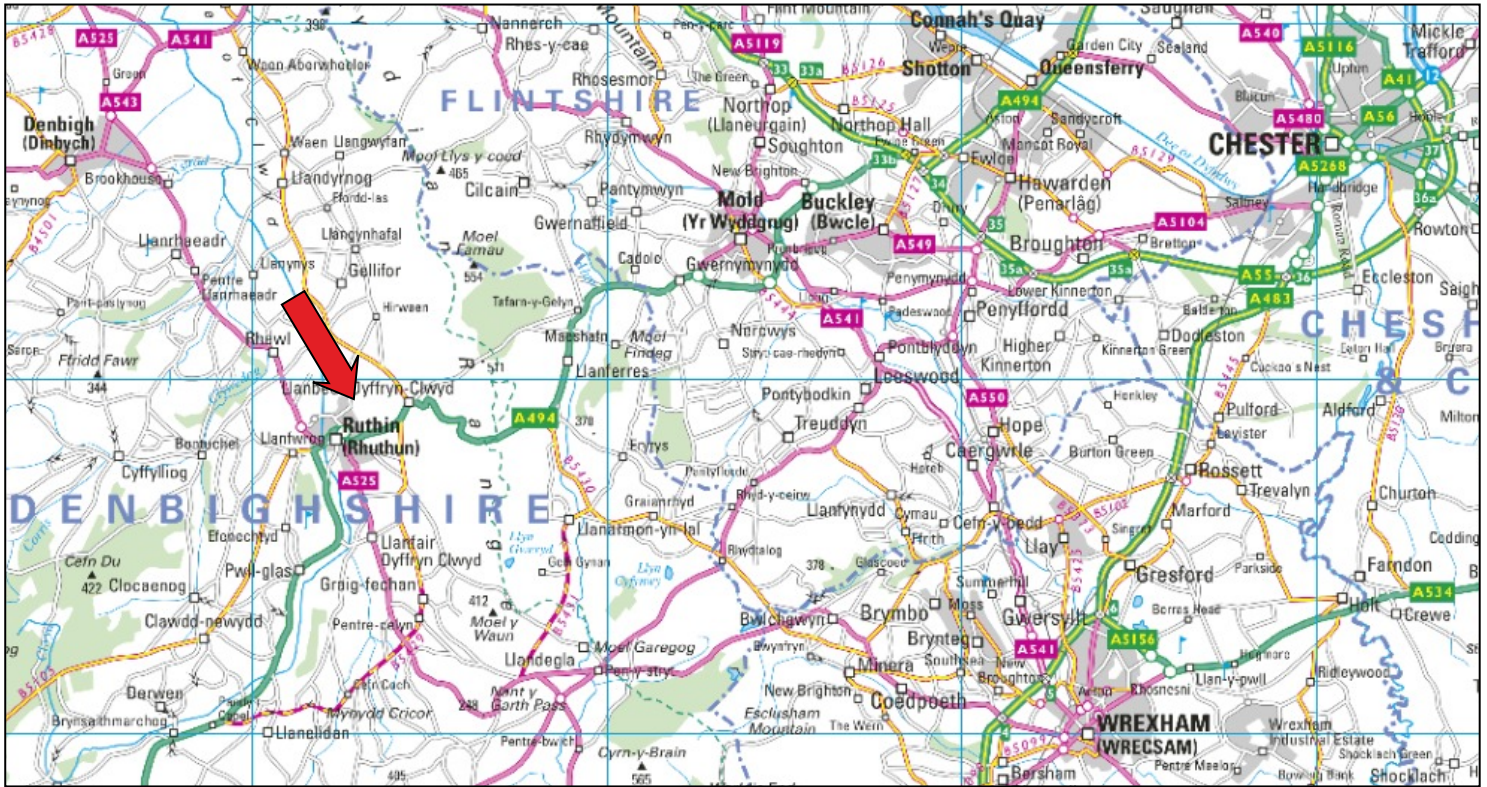
## VIEWINGS

Strictly by prior appointment with the sole retained agents:-

Stephen Wade - [stephenwade@legatowen.co.uk](mailto:stephenwade@legatowen.co.uk)

Mark Diaper - [markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)





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January, 19

**SUBJECT TO CONTRACT**