



High Street, Denbigh LL16 3HY Offers In The Region Of £135,000

Monopoly Buy Sell Rent are pleased to offer this deceptively spacious grade 2 listed commercial property proudly standing in a prominent position on the high street in Denbigh. Spread over 4 floors the property offers the perfect opportunity for a small business or growing business to have that elusive high street presence and purchase a property that has been maintained to a high standard following extensive renovation work by the current owners. Previously utilised as an estate agency the property offers ample room for an array of uses with ample office spaces above along with mezzanine and attic storage above the second floor and cellar below. The upper floor could be adapted to create a flat separate office space (subject to receiving permission from relevant authorities) to offer an additional income. Virtual Tour Available

- Prominent High St Location
- Open Plan Shop with Offices Above
- Rateable Value of £9800
- Grade 2 Listed Building
- Freehold Property
- Cellar Below



Ground Floor

Main Sales Room

8.12 x 5.01 (26'7" x 16'5")

Glazed frontage with a glazed timber door leads into the main area with carpeted flooring throughout, an electric storage heater and track lighting throughout. An opening leads through to the rear area.

Rear Room

2.35 x 5.01 (7'8" x 16'5")

A partition partly separates the room from the main area with a window to the rear and a door to the rear yard. A staircase leads up to the higher floors with a concealed staircase to the cellar area.

Rear Yard

A cobbled rear yard is shared with the adjoining building offering access from back row.

First Floor

Kitchen

4.59 x 2.04 (15'0" x 6'8")

The kitchen area offers base units in sage with worktops and a stainless steel sink. There is a storage cupboard in the corner and a window overlooking the rear elevation.

Cloakroom

A low flush WC with a hand basin is in the kitchen's corner for convenience for staff members.

IT Room or Internal Office

3.81 x 2.31 (12'5" x 7'6")

The office space is currently utilised as an IT room due to the lack of windows, but it could certainly function as a store room or even an office.

Office 1

4.25 x 2.47 (13'11" x 8'1")

Overlooking the front of the building the office offers a storage heater with beautiful views of the

town centre from the elevated position. There is carpeted flooring throughout and ample space for office furniture.

Office 2

3.12 x 2.35 (10'2" x 7'8")

A second front-facing office with timber frame double glazed window overlooking the high street and wall-mounted storage heater.

Second Floor

Office 3

4.58 x 3.13 (15'0" x 10'3")

Large open office space with timber frame double-glazed window overlooking the rear elevation and large storage cupboard.

Open Plan Area with mezzanine above

6.81 x 5.14 (22'4" x 16'10")

It is a breathtaking room with original flooring and stunning timber features throughout. The uneven floor adds to the character of the room with two timber double-glazed windows overlooking the high st and a double glazed window overlooking the side elevation. There is an original fireplace with a mezzanine floor above accessible via a ladder.

Toilet

1.83 x 1.64 (6'0" x 5'4")

A well-appointed cloakroom with a low flush WC and pedestal sink.

Mezzanine Floor

3.67 x 3.52 (12'0" x 11'6")

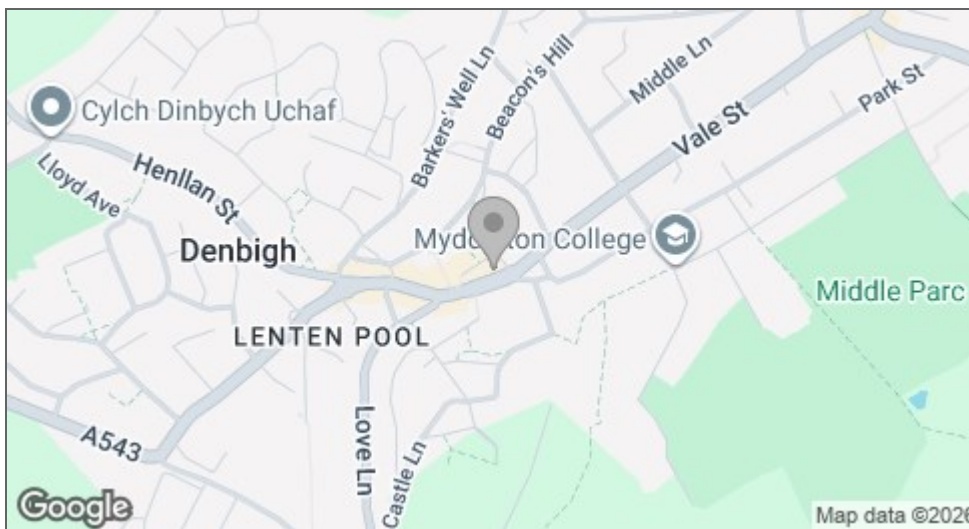
A perfect storage area with restricted headroom to either side and window overlooking the front elevation.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		21	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

