

OFFICES TO LET

FIRST FLOOR OFFICE ACCOMMODATION
601 SQ FT (55.88 SQ M)

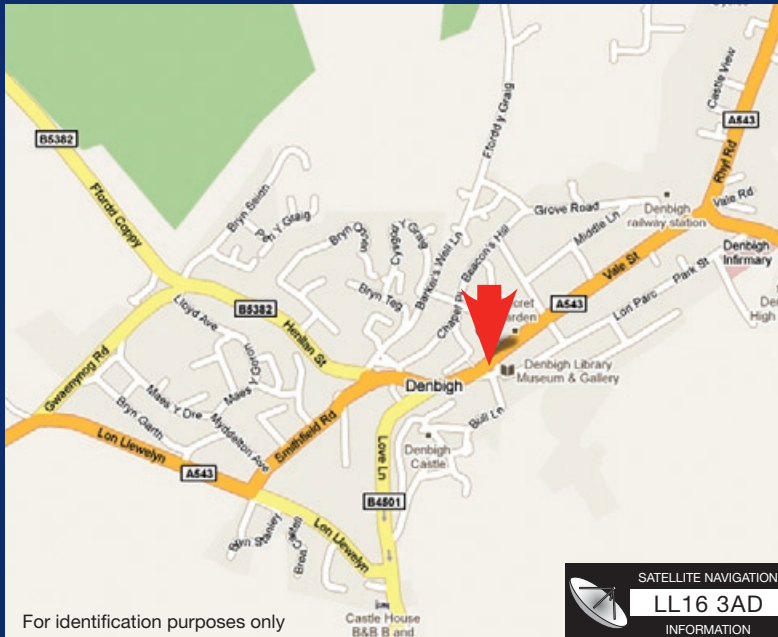
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VALE STREET

DENBIGH, DENBIGHSHIRE, LL16 3AD



- Branch not affected
- Self contained suite
- High Street location



Location

The property is located approximately 50 metres from the top of the High Street in Denbigh and directly above the existing Principality Building Society branch with a separate entrance to the right hand side.

Access to the suite is up three slate covered external steps and into a corridor lobby and staircase. It therefore does not comply with DDA Regulations.

Description

The office suite comprises two main rooms, the first of which is an extension of the entrance staircase and is accessed directly from the staircase. The second room is accessed directly from the rear office room and provides two windows overlooking the front.

In addition, the suite has a single WC and a separate fitted kitchen, together with an emergency fire door to the rear.

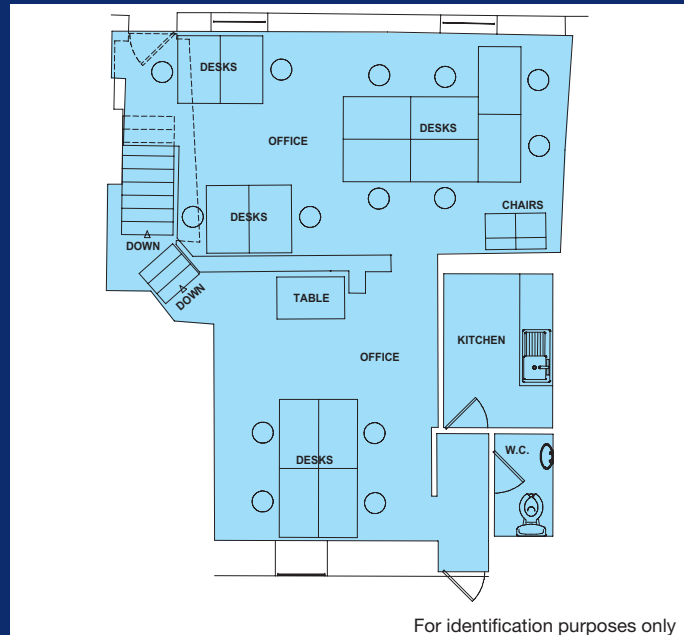
The available 1st floor accommodation benefits from the following specification

- Self contained suite
- Suspended ceilings
- Central heating radiators
- Alarmed and secure
- Kitchen / WC facilities

Floor Area

We have measured the accommodation area in accordance with the latest RICS Code of Measuring Practice and calculate the net internal floor area, with separately identified facilities, as follows:-

Office Accommodation	543 sq ft	50.49 sq m
Kitchen	58 sq ft	5.39 sq m
Plus WC		
Total	601 sq ft	55.88 sq m



Terms

The suite is available To Let for a term of years to be agreed, please refer to the sole letting agents for further information.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of but may be subject to VAT.

Viewing & Further Information

By prior arrangement with the sole letting agents.