

DENBIGH

57 High Street

FOR SALE (MAY LET)



Location

The property is located on High Street, within the town centre of the town. The town centre comprises a mixture of independent and national retailers. Occupiers nearby include The Plough Inn, **Sense**, **Boots**, **Coop**, Corbett Bookmakers and numerous independent retailers and restaurants.

Price

Offers over £150,000 are sought.

Rent

£17,000 per annum exclusive.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value (2026) £20,500

Interested parties are advised to make their own enquiries with the local authority.

EPC

To be confirmed

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Accommodation

Internal Width	30' 10"	9.40 m
Shop Depth	81' 1"	24.70 m
Ground Floor Sales	2,513 sqft	233.4 sqm
Ground Floor Ancil.	103 sqft	9.6 sqm
Basement	2,071 sqft	192.4 sqm
First Floor	458 sqft	42.5 sqm

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and 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.

VAT

The property is **not** listed for VAT.

Viewing

Strictly by appointment through the agents

Dan Oliver

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