



FOR SALE IN TWO LOTS

THE KINGS ARMS, VALE STREET, DENBIGH. LL16 3BE

- Prominent town centre position, comprising buildings of approximately 4166 sq.ft. / 387 m.sq. gross internal and total site area of approximately 0.21 acre / 801 m.sq. / 8624 sq.ft..
- Potential, subject to consents for alternative uses and development. The lots are the existing buildings and separately the land.
- Potential to retain as a public house/restaurant or alternative commercial uses subject to consents. This potential at least exists on the front ground floor.
- Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Denbigh, formerly the County town with a population of just under 9,000 (2011 Census), and a catchment substantially larger is an attractive and ancient market town with a good range of facilities, and is relatively close and accessible to the A55, North Wales Expressway.

The subject building is prominently situated in the main commercial streets, on the edge of the absolute centre and adjoining a useful public car park.

DESCRIPTION

A period building of solid stone walls externally painted, under a pitched slated roof, being a former public house with ancillary premises and attached cottage style accommodation to the rear. The accommodation is approximately as follows with the approximate gross internal floor areas stated.

Front Ground Floor

Comprising the former public house customer areas, with front room/potential shop of 46.2 m.sq./497 sq.ft., immediately behind it, a further customer room with attractive period fireplace 25.64 m.sq./276 sq.ft. Thereafter corridors and separate ladies and gents wcs and cellarage. Central heating throughout.

Gross internal floor area 124 m.sq. / 1335 sq.ft.

Ground Floor Cellar (Yard Level) 25 m.sq. / 269 sq.ft.

Rear Ground Domestic Accommodation

Comprising good sized sitting room, dining room with period fireplace and owner's well fitted kitchen.

78 m.sq. / 840 sq.ft.



Front First Floor comprising former function suite, commercial kitchen, landing and stairways and customer wcs.

97 m.sq. / 1044 sq.ft.

Rear First Floor comprising owner's domestic accommodation, being two good sized double bedrooms (one with en-suite wc and shower), family bathroom with dual wash hand basin, larger shower, separate bath and wc. Corridors, stairway and under eaves storage.

63 m.sq. / 678 sq.ft.

**Total Gross Internal Floor Area Approx. 387 m.sq. / 4166 sq.ft.
and Estimated**

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Note that the cottage units have means of access from Mellings Lane, an adopted pedestrian/thoroughfare leading between Vale Street and Park Street at the rear.

Externally

The property occupies a broadly rectangular site, generally level with vehicular access from Vale Street with the site contained within a mainly stone walled boundary with the buildings taking up approximately 0.06 acre, the open car parking and yardage approximately 0.15 acre, giving a total site acreage of 0.21 acre approximately.



PLANNING

The building is situated within a Conservation Area and Grade II Listed. If a purchaser wishes to undertake alterations to the premises, if planned in a sympathetic way, we consider that it should be possible to obtain Listed Building Consent if an appropriate scheme is adopted. With regards to alternative uses and perhaps new development upon the land, again, a properly conceived and designed scheme could meet with approval. Interested parties should open discussions with the Planning Support Team at Denbighshire County Council – 01824 706000.

The vendors have commissioned an architect to appraise the site and at the time of commencing marketing a planning application for a scheme of conversion is being considered and this is likely to comprise, mainly situated on the land: 2 x three bedroom dwellings and 2 x two bedroom dwellings, mainly within the existing buildings and 4 x domestic apartments and with a commercial use retained on the front ground floor element, precise size to be defined.

PRICING AND LOTTING

Interested parties have the option to purchase the entirety or consider one or other parts of the premises - Lot 1, being mainly made up of the buildings with some element of retained yardage, and Lot 2, mainly made up of the open land at the rear. The precise boundaries are to be defined and to some extent are open to negotiation and clearly if separately sold in lots, then comprehensive rights for servicing, easements, rights of way, together with any joint boundary and service maintenance agreements would be dealt with within the conveyed titles.

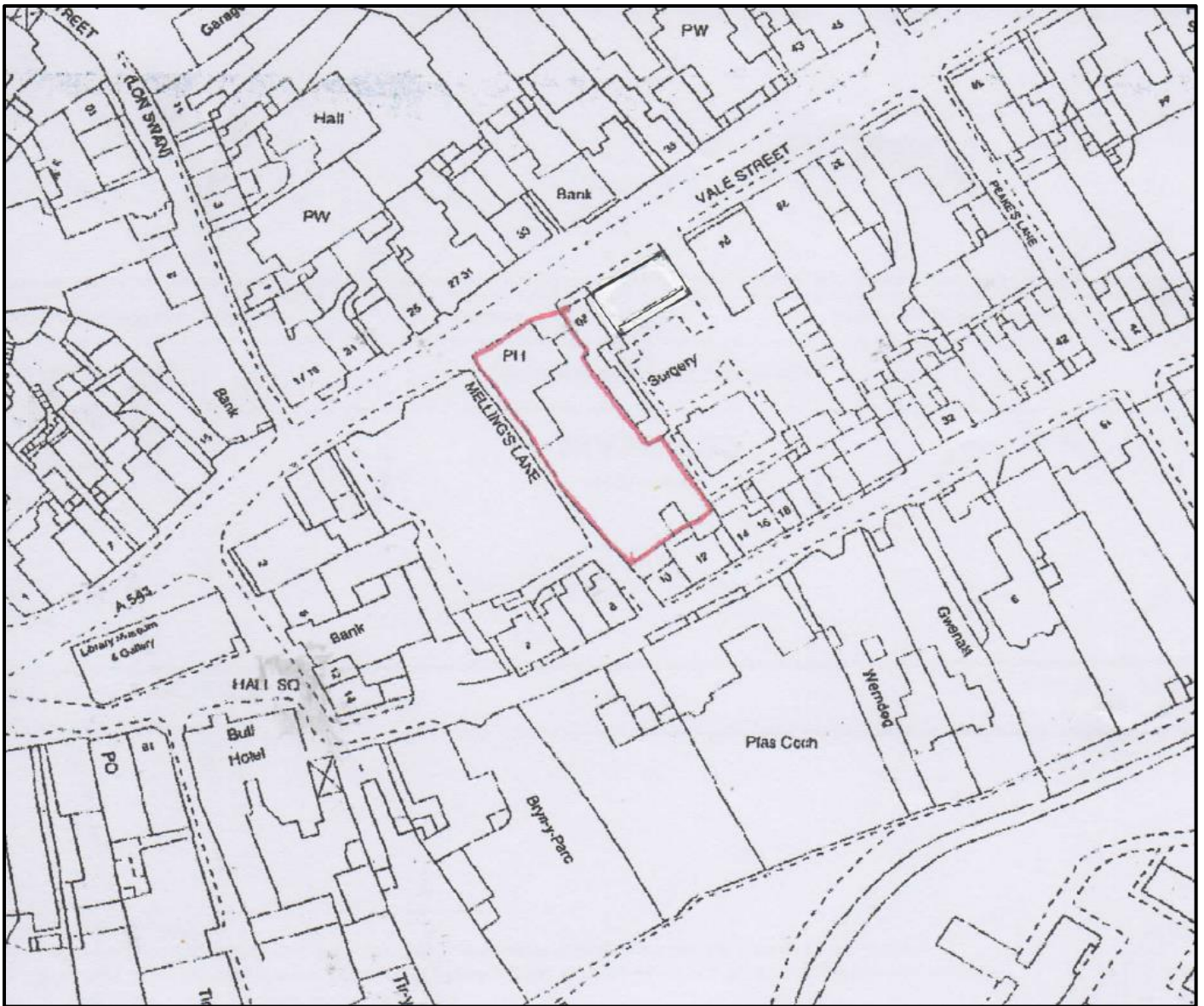
Price on application.

BUSINESS RATES AND COUNCIL TAX

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2017/18 is £8,000. Interested parties should contact the Local Authority (Denbighshire County Council – 01824 706101) to establish the current rates payable, as we believe concessions may apply.

We understand that the Local Authority Council Tax is Band B.

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Approximate Land Boundaries. For identification purposes only. Not to scale.

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