



**FOR SALE/MIGHT LET – RESTAURANT/PUBLIC HOUSE
THE MYDDLETON ARMS, 10 ST. PETER'S SQUARE,
RUTHIN, DENBIGHSHIRE. LL**

- Situated in prime central position within this picturesque and popular market town.
- Also known as The Seven Eyes, this Grade II Listed building having potentially approx. 2,005 sq.ft. net internal of commercial space and 2/3 bedroom owner's apartment. A traditional public house for many years, over the last decade or so, the property has traded as a successful restaurant.
- Substantial rear sun terrace and car parking for approximately 9 vehicles.
- **VIEWING VIA JOINT AGENTS: Celt Rowlands & Co. - 01691 659659 and Cavendish - 01824 703030**

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

The market town of Ruthin is situated perfectly in the Vale of Clwyd, Denbighshire and whilst it has its own strong catchment (immediate population (approx. 5,500) it is also highly commutable to other centres such as neighbouring Mold, Chester and Wrexham (11, 23 miles and 18 miles respectively). This picturesque market town, steeped as it is in much medieval history (notoriously having been burnt by Owen Glyndwr in year 1400) has an excellent employment base, a number of supermarkets and in the centre a range of popular and trendy retail businesses and tourist attractions. Important buildings include the Castle and Grammar School.

St. Peter's Square, the hill top hub of the town is busy and popular and the subject building occupies perhaps one of the best positions, as shown on the attached plan.

DESCRIPTION

This Grade II Listed half-timbered building was reputedly built by Thomas Myddleton (acclaimed for having brought the first fresh drinking water supply to London) in the 16th Century to mirror the Dutch style with its steep sloping tiled roof and triple tier seven dormer windows, hence it's local name as The Seven Eyes. The building is physically attached to two buildings either side, the main being a Wetherspoons, formerly The Castle Hotel.

ACCOMMODATION

Ground Floor – Trading

Two customer entrance doors from the front lead into currently two separately defined bar areas, characterised by a wealth of oak beam and other period features, bar servery, access to **cellar**, access to ladies and gents wcs, rear seating area and further external door to rear customer sun patio. A number of windows to the front - St. Peter's Square.

Current Net Internal Approximately

85.65 m.sq. / 922 sq.ft.

Current WCs (ladies: 2 x wcs and wash basin; gents: long steel urinal, wash basin and w.c.) and this would provide a further estimated area at:-



Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



Please note: (The above photographs were taken previously, and now all fixtures and fittings have been removed.)

First Floor – Trading

Accessed via a wide grand original oak balustraded staircase from bar to:

Restaurant area and commercial kitchen, separate office and access to steel fire escape. Once again a wealth of heavy oak beams, period features a historic Coat of Arm, featuring the date 1657.

Estimated Net Internal Area Approximately

83.61 m.sq. / 900 sq.ft.

Approximate Total Net Internal of Both Floors Approximately

169.26 m.sq. / 1822 sq.ft.

Second Floor – Possible Trading

Accessed via continuation of the period balustraded stairway to former owner's apartment or further restaurant space (second and third floors), with the second floor also in recent years having been used for commercial purposes, which requires upgrading/modernisation. Comprising:

Room One (4.45m x 5.50m) with boiler room off.

Room Two (2.88m x 4.37m)

Room Three (3.08m x 2.79m)

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

Third Floor- Residential, Staff, Storage

Eaves Room (5.60m x 3.51m) plus two alcove areas.

Bathroom (3.22m x 2.71m) including bath with shower, w.c. and wash basin, access to fire escape.

Cellar (3.76m x 3.41m) with good ceiling height, walk-in area with barrel shute.

Please note that all of the above room dimensions are generally maximum.

Outside/Public and Parking Areas

Immediately to the rear of the building is a paved and brick paved substantial customer patio with timber and pitched slated weather awning (potential for 40-50 people). This includes freezer storage building, separable barrel and drinks delivery area with barrel shute to cellar, access to side passageway and fire escape shared with adjoining Wetherspoons and pedestrian passageway to car park. Storage building.



The car park which is situated a small distance away (see attached OS plan) is accessed via the adjoining Wetherspoons car park and is laid to tarmac/hardcore with wall boundaries.

LICENCE

We understand that the premises have been fully licensed, but interested parties should enquire further to the approximate authority.

TERMS OF OFFER

Interested parties are invited to contact the joint agents to discuss the price for the freehold building with vacant possession. It is the owner's preference to sell the freehold. Although they might consider a letting, subject to agreement, and with the ingoing tenant discharging the landlord's reasonable legal costs in connection with the letting. **VAT** - The property is understood to be elected for VAT.

PLANS AND PHOTOGRAPHS

Showing site area of main building and separately owned car park. Not to scale and for identification purposes only.

Regarding the photographs, please note that some of these have been taken in the past, and may not be representative of the current date, and therefore they are merely to give a guide.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

BUSINESS RATES - We understand from verbal enquiries with the Local Authority (Denbighshire Council – 01824 706000) that the Rateable Value is £14,000. Interested parties should verify this information for themselves.

EPC - Rating 'E'.

VIEWINGS - By arrangement through the agents Celt Rowlands & Co. on Tel: 01691 659659 or Cavendish - 01824 703030.

**THE MYDDLETON ARMS, MAIN BUILDING, PATIO AND CAR PARK,
RUTHIN, DENBIGHSHIRE. LL15 1AA**



**Celt Rowlands
& Co.** CHARTERED SURVEYORS

Whilst this plan is taken off the title plan, it is not to scale and For Identification Purposes only

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown Copyright reserved. Celt Rowlands & Co – Licence No: 73838OE0001

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details