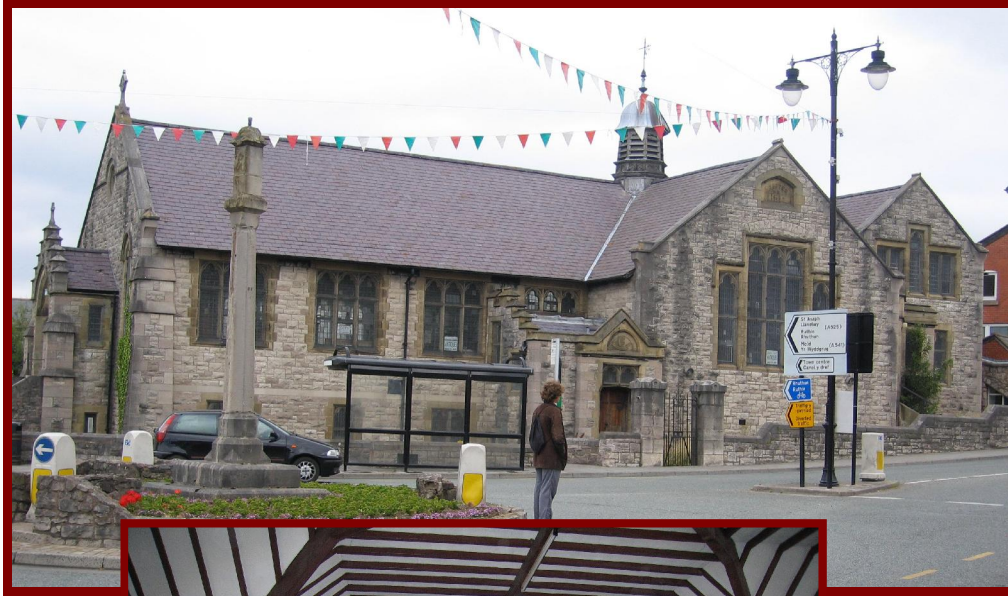


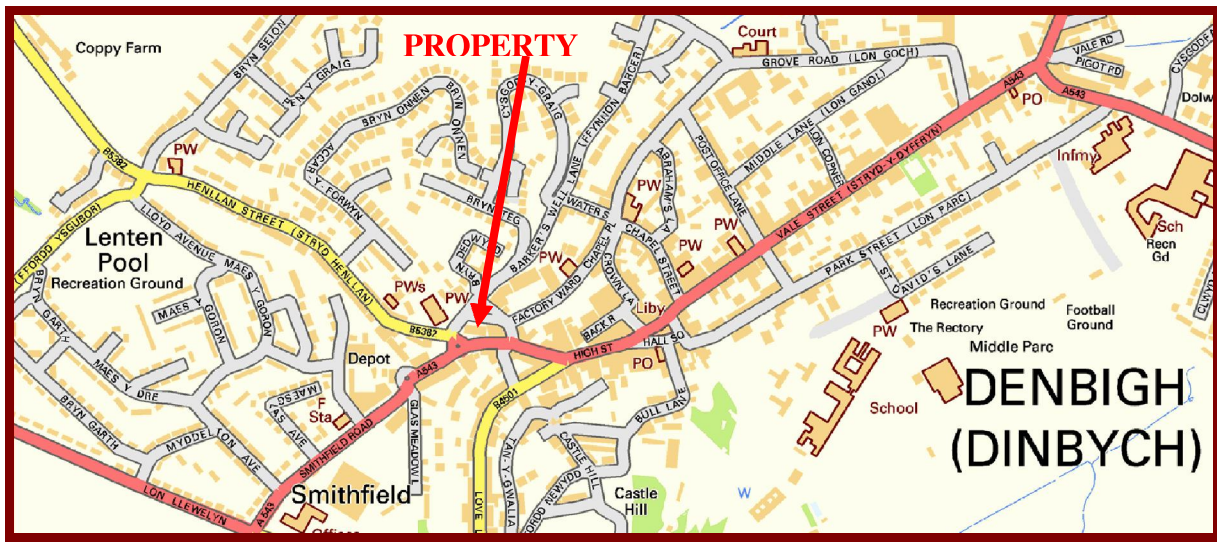
FREEHOLD FOR SALE

**TOTAL FLOOR AREA
361 M² (3,885 SQ FT)**



**FORMER ST MARY'S INSTITUTE
LENTEN POOL
DENBIGH
NORTH WALES
LL16 3TH**

**Bolton
Birch**
www.boltonbirch.com
Shippate House, Shippate Street, Chester, CH1 1RT
01244 311681



LOCATION & DESCRIPTION

The property comprises a former Church Institute constructed of limestone elevations with mullioned lead light windows and pitch slated roofs. The property was constructed in 1915 and is Grade II Listed. It is located on Lenton Pool immediately to the west of Denbigh Town Centre fronting a roundabout at the junction of the A543 with the B5382. It is adjacent to town centre car parking and on a bus route into the town centre with a bus stop immediately outside the premises.

Internally, the property comprises a large hall at ground floor with exposed oak beam ceiling and oak boarded floor and elevated staging at one end. There are further rooms to lower ground floor including kitchen and toilets and a single room at first floor.

The main hall at ground floor can be divided into three by two series of folding panel timber doors and to each side of the stage are doors leading to vestibule lobbies, each with side entrance door and providing staircase access down to lower ground floor.

Denbigh is the County Town for Denbighshire and is located in the Vale of Clwyd approximately mid-way between Ruthin and St Asaph and approximately six miles south of the A55 North Wales Expressway which provides dual carriageway access west to Llandudno, Bangor, and Holyhead and east to Chester and the national motorway network.

TENURE

We are advised that the property is freehold. We are also advised that there is a restrictive covenant against the sale of alcoholic drinks.

PLANNING

The property is Grade II Listed. Whilst previously having been used as a church hall, the property is considered suitable for a variety of other uses such as retail, leisure, offices, subject to the necessary consents. All enquiries should be directed to Denbighshire County Council Planning Office. Tel: 01824 706000.

ACCOMMODATION / AREAS

Ground Floor		
Main Hall	219 m ²	(2,357 sq ft)
Meeting Room	33 m ²	(356 sq ft)
Total Ground Floor Area	252 m ²	(2,714 sq ft)
First Floor Meeting Room	33 m ²	(356 sq ft)
Lower Ground Floor	76 m ²	(815 sq ft)
TOTAL FLOOR AREA	361 M²	(3,885 SQ FT)

RATES

The Rateable Value is yet to be assessed.

TERMS

Price on application.

V.A.T

All prices quoted are exclusive of VAT at the standard rate prevailing.

VIEWING / INSPECTION

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Simon Bolton.

Tel: 01244 311681
 Fax: 01244 344090
 Email: simon@boltonbirch.com

SUBJECT TO CONTRACT

Details Dated : 11 / 10 / 2006
 Ref: SHB / AME / 3948