

75 HIGH STREET RHYL, LL18 1TH



TO LET

- Prime shop to let
- Fronting directly onto pedestrianised high street
- Other retailers close by include Boots, Greggs & Holland & Barratt

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The property occupies an excellent retailing location fronting onto the pedestrianised high street in the centre of Rhyl. There are a number of other multiple retailers close by including Greggs, Holland & Barratt and Boots.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a four storey self-contained lock-up shop. The ground floor provides a sales area leading back to rear storage. The first floor provides kitchen, male and female w/c's and storage, the second and third floors provide for further storage.

ACCOMMODATION/AREAS

The property has the following approximate areas and dimensions

Internal width	5.7m	18'99"
Sales depth	22.72m	74'6"
Ground floor sales	129.41 sq m	1391 sq ft
Rear store	29.81 sq m	321 sq ft
First floor	24.15 sq m	260 sq ft
Upper first floor	78.12 sq m	841 sq ft
Second floor	78.74 sq m	848 sq ft
Third floor	58.42 sq m	629 sq ft

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£17,500 pax

RATES

The VOA website confirms the property has a Rateable Value of £15,500.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council Business Rates Department.

EPC

The Energy Performance Asset Rating for the ground floor and rear first floor have a rating of 77-D.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW March 2020

Dan.wild@bacommercial.com

SUBJECT TO CONTRACT

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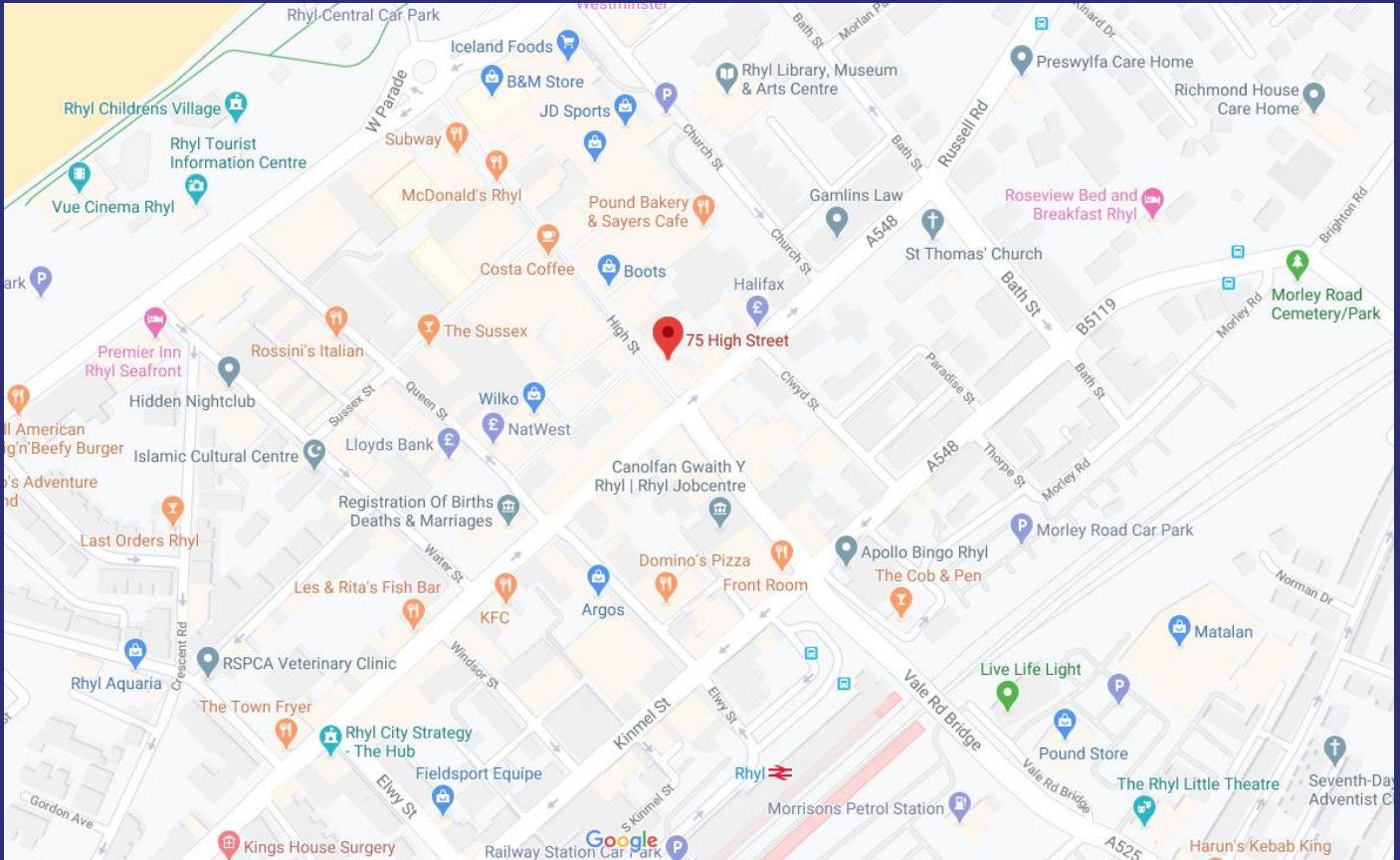
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