

128 HIGH STREET PRESTATYN, LL19 9AU



TO LET

- Former Bank to let
- Good retailing position on the High Street
- Modern building adjacent to Specsavers

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

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

T 01745 330077

W www.bacommercial.com

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LOCATION

Prestatyn is a busy commercial and tourist town which is centred around the retail park, which was constructed in 2013. This is anchored by Tesco, Marks & Spencer and Boots. The former Bank is located in a good retailing position on the High Street, only a short distance away from the retail park and adjacent to Specsavers.

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

DESCRIPTION

The property comprises a two storey lock-up shop, comprising ground floor sales and rear office. The first floor comprises a w/c storage room and office.

ACCOMMODATION/AREAS

Internal width	6.7m	22'
Sales dept	17.82m	58'6"
GF Sales	110.64 sq m	1191 sq ft
Rear store	12.66 sq m	136 sq ft
FF office & store	59.24 sq m	637 sq ft

RENTAL

£22,500 pax.

LEASE

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

RATES

The VOA website confirms the property has a Rateable Value of £15,000.

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

EPC

The Energy Performance Certificate is in the course of preparation, and is available upon request.

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.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

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 May 2021

Dan.wild@bacommercial.com

Mindy.bishop@bacommercial.com

SUBJECT TO CONTRACT

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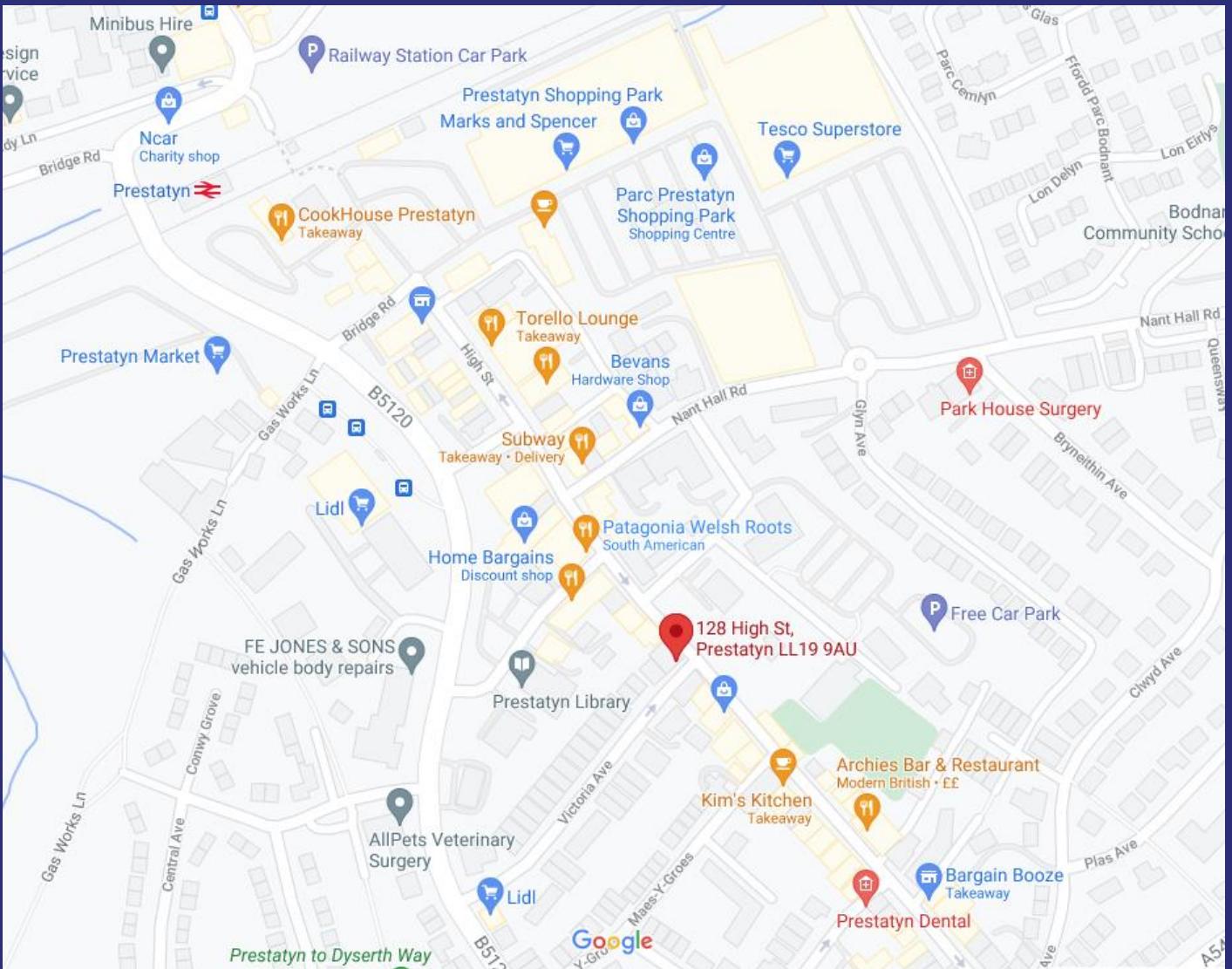
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