

RHYL

13-15 High Street

AVAILABLE BY WAY OF A
NEW LEASE

REDUCED RENT



Location

The property is situated on the pedestrianised High Street, retailers in the near vicinity include **McDonalds, Subway, B&M Bargains, Bon Marche, Boots Optician,** and **Shoe Zone.**

Accommodation

The property is arranged on ground floor only and has the following areas and dimensions:

Gross Frontage	26' 4"	8.03 m
Shop Depth	68' 11"	21.01 m
Internal Width (front)	24' 11"	7.59 m
Ground Floor Sales	1,600 sq ft	146.2 sq m
Ground Floor Kitchen	118 sq ft	11.0 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£15,000** per annum exclusive.

EPC

The property has been assessed as G165.

Business Rates

Enquiries via the Valuation Office website confirm the property is assessed as follows:

Rateable Value £15,000

Interested parties are advised to make their own enquires.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the joint agents:
Dan Oliver on 0151 236 2485
dan@emanueloliver.com

Or alternatively
Madison Commercial 0161 877 1660



Rhyl



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.