

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	118 sq ft	11.0 sq m
Kitchen		-

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

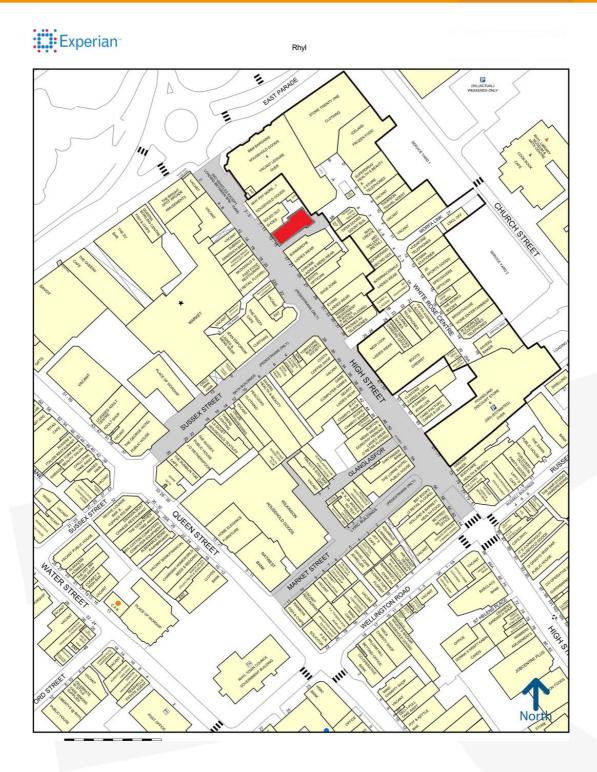
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

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

Or alternatively Madison Commercial 0161 877 1660





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