

RHYL

75 High Street

AVAILABLE BY WAY OF
ASSIGNMENT OR SUB LEASE OF
EXISTING LEASE



Location

The property formerly occupied by Bodycare is situated in a prominent position on the pedestrianised High Street, retailers in the near vicinity include **Greggs**, **Poundland**, **CEX**, **Boots**, and **Costa Coffee**.

Accommodation

The property is arranged over ground, first, second & third floors and has the following areas and dimensions:

Shop Depth	75' 99"	23.17 m
Internal Width	18' 79"	5.73 m
Ground Floor Sales	1,424 sq ft	132.3 sq m
GF Office / Store	440 sq ft	40.88 sq m
FF Office / Store	1,197 sq ft	111.29 sq m
2nd Floor Ancillary	849 sq ft	78.88 sq m
3rd Floor Ancillary	633 sq ft	58.9 sq m

Lease/Rent

The premises are held by way of an existing 10 year full repairing and insuring lease expiring June 2020, passing rent is £30,000 per annum.

Terms

Incentives available or alternatively, a new lease may be possible, further details on request.

EPC

The property has been assessed as D77. A full copy of the EPC is available.

Business Rates

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

Rateable Value £25,250

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.

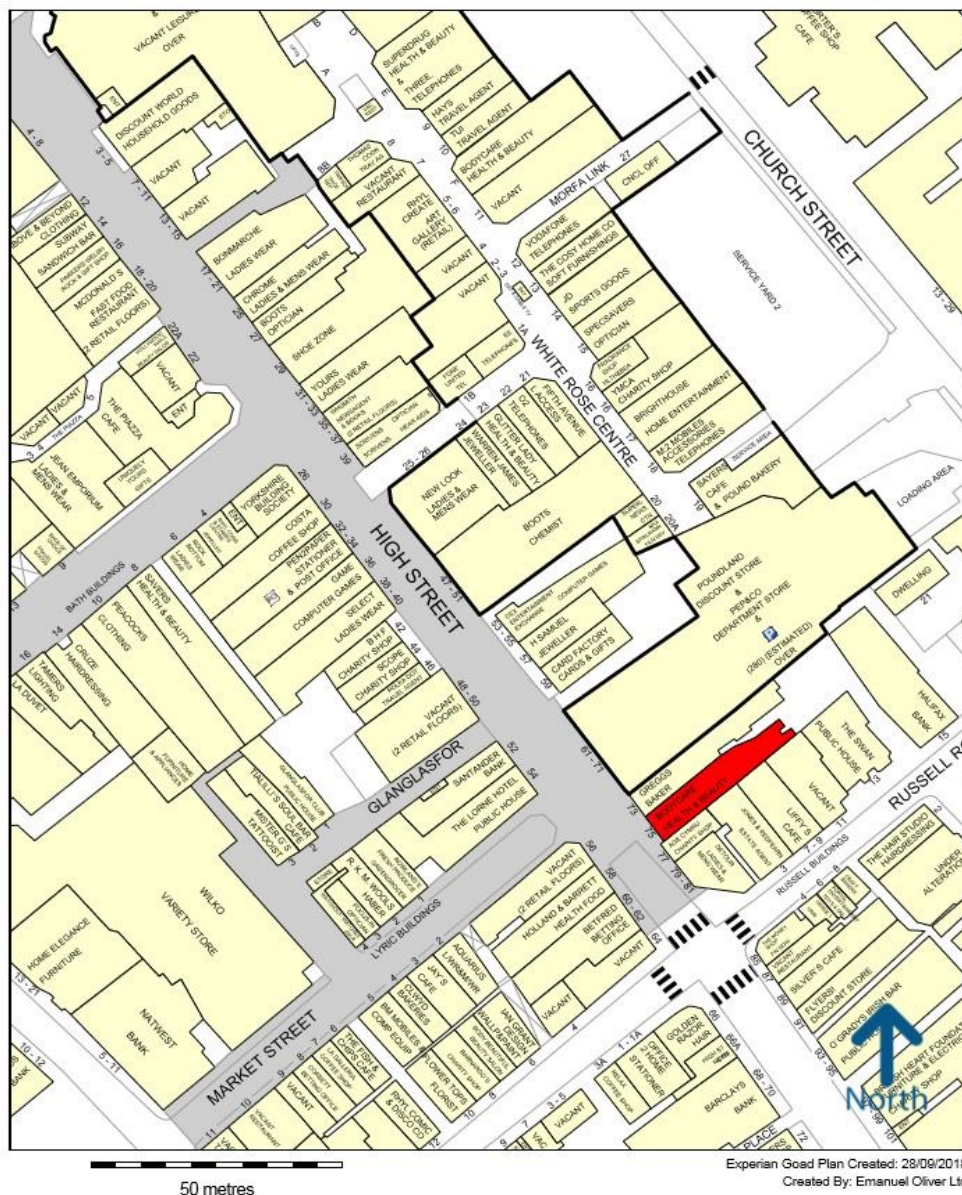
Photographs and plans

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:
Simon Guest on 0151 236 2485
simon@emanueloliver.com

Or alternatively
Robert Pinkus & Co on 01772 769000



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