

# RHYL

## 10 – 12 Sussex Street

**LARGE FULLY FITTED RETAIL  
UNIT TO LET OR FOR SALE**

CAN BE COMBINED WITH ADJACENT  
PROPERTY TO PROVIDE CIRCA  
7,000 SQ FT GROUND FLOOR

### Location

The property formerly occupied by Peacocks is situated in a prime position on the pedestrianised Sussex Street adjacent to Savers and other retailers in the near vicinity include **Wilkos**, **WHSmith** and **Costa Coffee**.

The property is also directly opposite The Queens Market which is subject to a comprehensive redevelopment by Denbighshire Council and ION Developments to provide a new market and food hall.

### Accommodation

The property is arranged on ground and first floors and has the following areas and dimensions:

Shop Depth	133 ft	40.54 m
Internal Width	42 ft	12.8 m
Ground Floor	5,346 sq ft	496.64 sq m
First Floor	2,387 sq ft	221.75 sq m

### Lease/Rent

The property is available by way of a new lease. at a rent of £50,000 per annum or For Sale – price on application.



### EPC

The Energy Performance asset rating is Band D.

### Business Rates

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

Rateable Value £47,250

Interested parties are advised to make their own enquires. No rates payable until April 2021.

### 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.

### 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 sole agents Emanuel Oliver:

Llyr Emanuel on 0151 236 6725

[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)



Experian Goad Plan Created: 24/11/2020  
Created By: Emanuel Oliver Ltd



Copyright and confidentiality Experian, 2020. © Crown  
copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

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.