

LLANGOLLEN

33-35 CASTLE STREET

RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

SUBJECT TO VACANT POSSESSION



Location

Llangollen is a very busy tourist town located on the A5 in a picturesque area of North Wales. The shop is located in a prime retailing pitch within the town, with nearby retailers including **Chatwins**, **Trespass** and **Spar**.

Accommodation

The property is arranged on basement, ground and first floors and has the following net internal floor areas:

Ground Floor	2,677 sq ft	248.74 sq m
Ground F Kitchen	94 sq ft	8.74 sq m
First Floor	776 sq ft	72.11 sq m
Basement	575 sq ft	53.44 sq m

Lease/Rent

The property is available by way of a new lease at a rent of **£32,000** per annum exclusive. Subject to Vacant Possession.

EPC

An EPC is being prepared. Please contact the agent for further information.

Business Rates

Enquiries to Denbighshire Council confirm the property has a ratable value of £25,750. Interested parties are advised to make their own enquires on 01824 706000.

Legal Costs

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

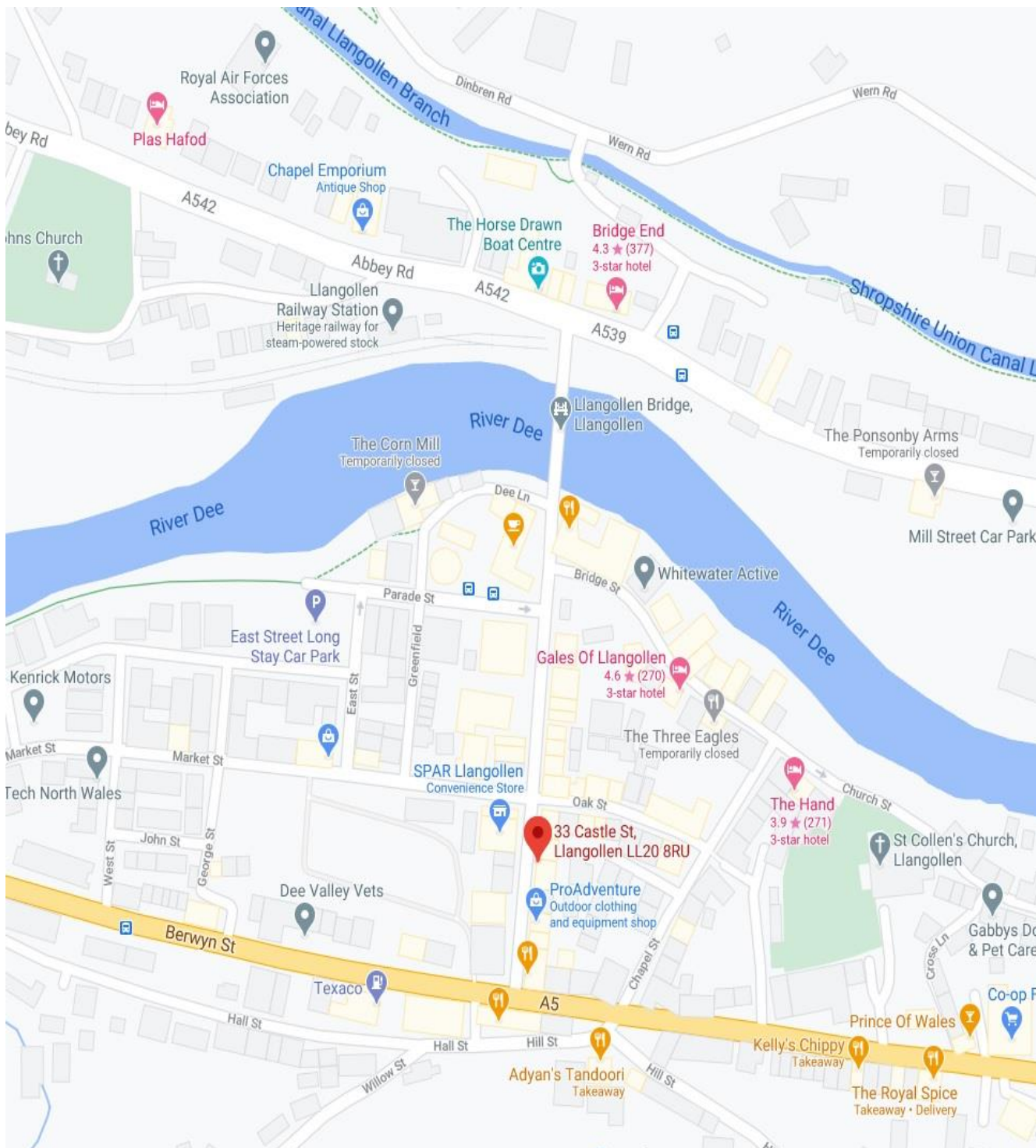
Photographs and plans

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 agents, Llyr Emanuel of Emanuel Oliver on 0151 236 6725
llyr@emanueloliver.com

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