

# 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:

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

#### Lease/Rent

The property is available by way of a new lease at a rent of **£27,500** 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

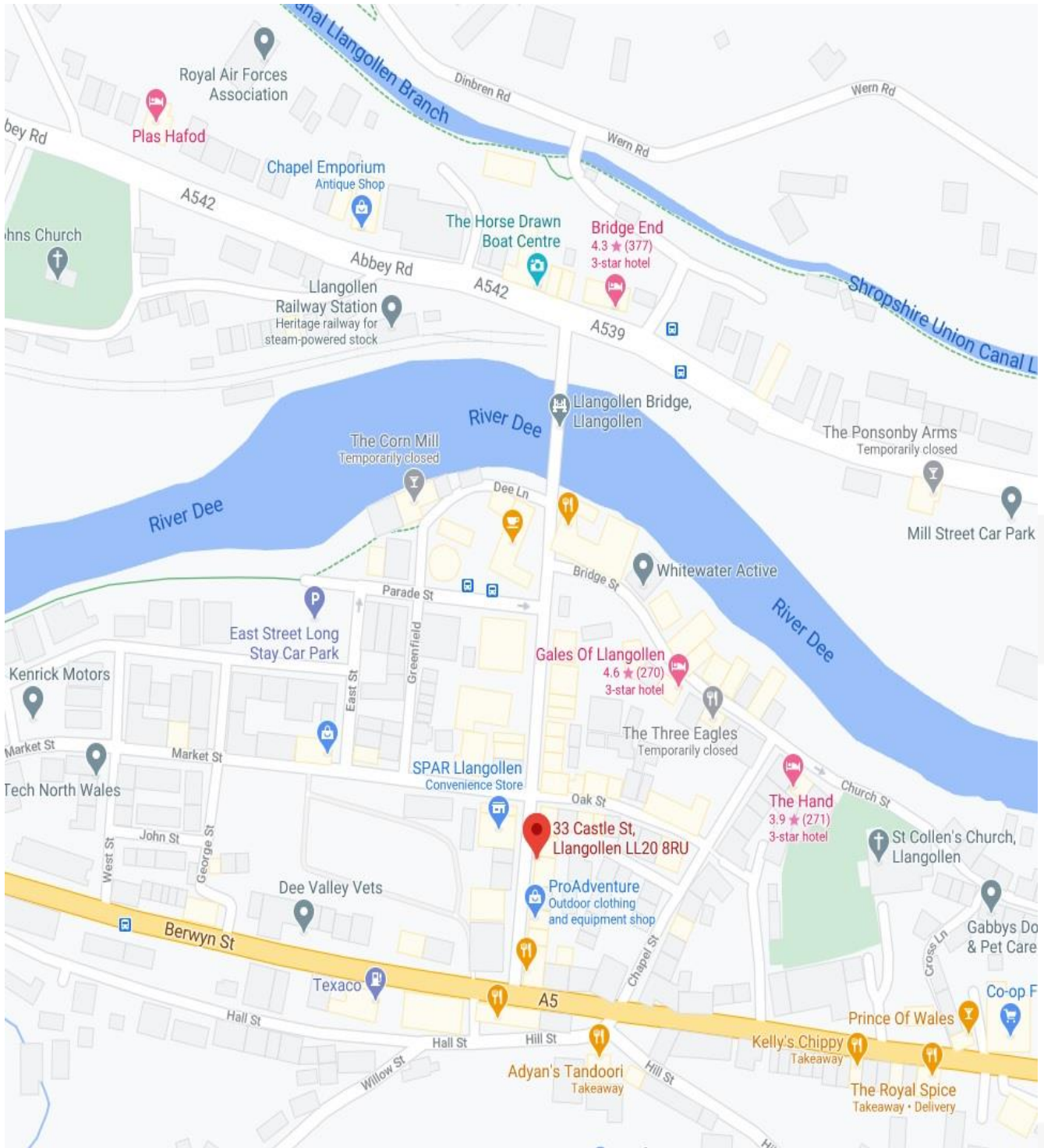
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed 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](mailto:llyr@emanueloliver.com)



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