

RHYL

8 Sussex Street

RETAIL UNIT AVAILABLE TO LET OR FOR SALE

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

Location

The property is situated in a prime position on the pedestrianised Sussex Street with retailers nearby including **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	99'1"	30.2 m
Internal Width	17'6"	5.33 m
Ground Floor	1,734 sq ft	161.1 sq m
First Floor	668 sq ft	62.06 sq m

Lease/Rent

The property is available by way of a new lease at a rent of £30,000 per annum or For Sale – price on application.

EPC

The Energy Performance asset rating is Band D, 97. A full copy of the EPC is available for inspection if required.



Business Rates

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

Rateable Value £17,750

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

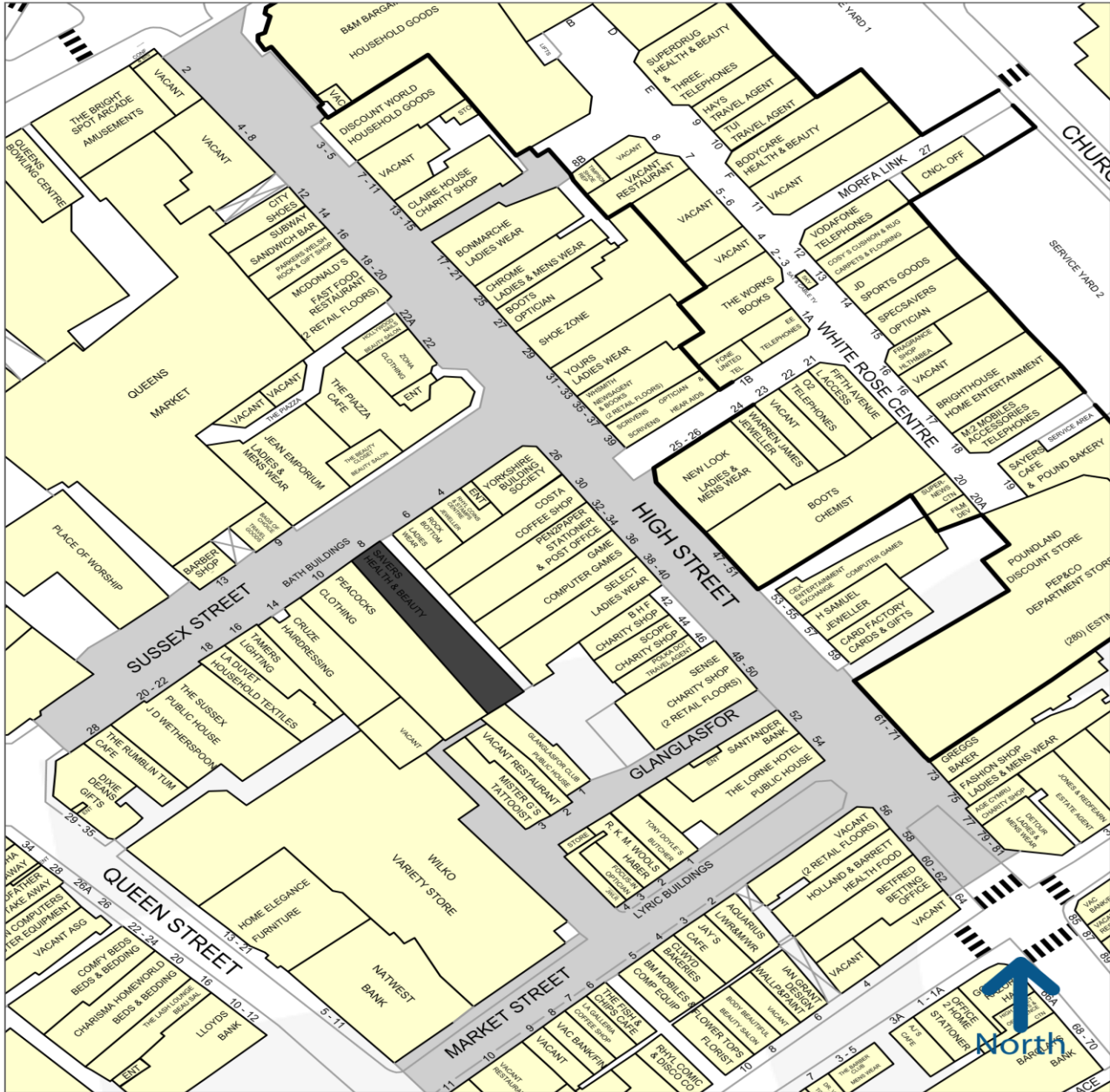
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agents Emanuel Oliver:

Llyr Emanuel on 0151 236 6725

llyr@emanueloliver.com



50 metres

Experian Goad Plan Created: 11/02/2021
Created By: Emanuel Oliver Ltd



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