

DENBIGH

Unit 7 Denbigh Retail Park

AVAILABLE BY WAY OF
ASSIGNMENT OR SUB-LEASE

Location

Denbigh Retail Park is a busy shopping location on the edge of Denbigh and is anchored by **Aldi** and **Home Bargains**. Other retailers include **Screwfix** and **Mencap Cymru**.

The subject unit is located in a prominent position fronting Vale Street on the entrance to the park - please refer to the location plan of the reverse of these details.

Lease

The property is held by way of a 15 year lease from 3 November 2017 at a rent of **£24,000 per annum exclusive**. There is a tenant only break in November 2027.

The property is available by way of an assignment or sub-lease.

Business Rates

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

Rateable Value £12,750

Interested parties are advised to make their own enquiries with the local authority.

EPC

The Energy Performance asset rating is A24.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.



Accommodation

Ground Floor	1,463 sq.ft.	135.91 sq.m
---------------------	--------------	-------------

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.

Agents Note

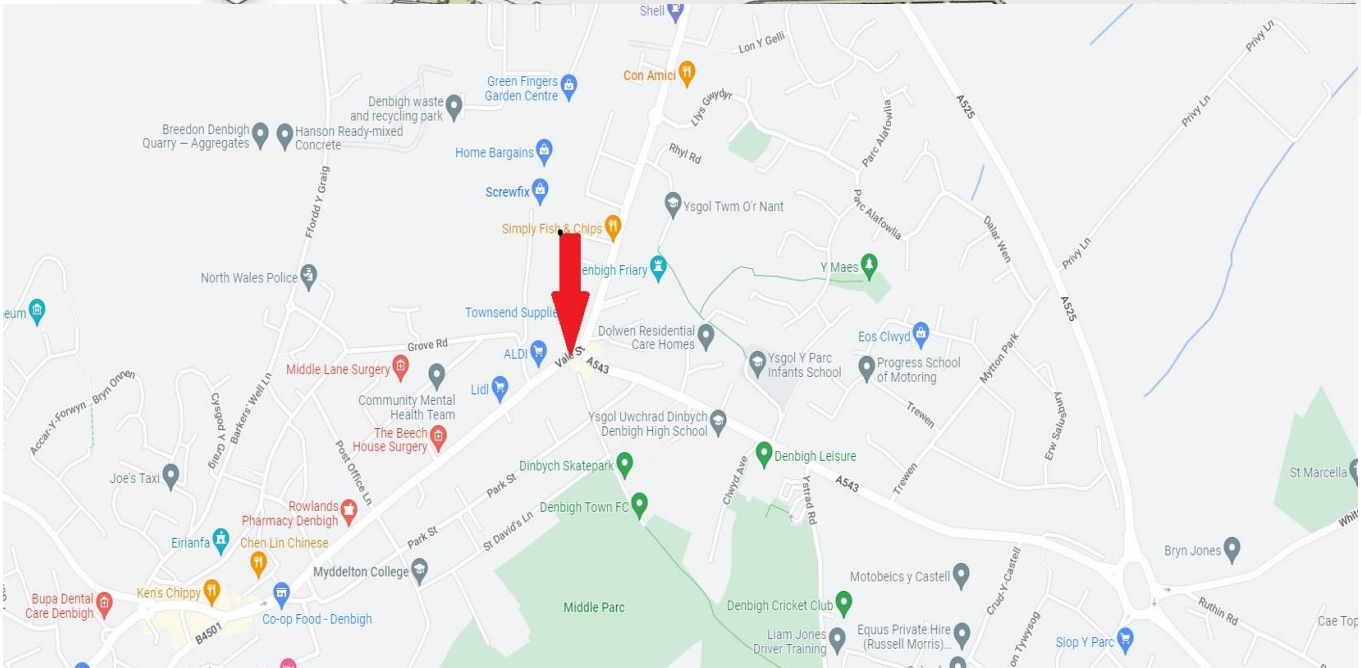
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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

Viewing

Strictly by appointment through the agents

Llyr Emanuel 07795 348079

llyr@emanueloliver.com



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.