



Picton Jones & Co

0121 643 3232

TO LET

SHOP AND PREMISES

13/15 HIGH STREET
RHYL, LL18 1EN



- PRIME CITY CENTRE LOCATION
ADJOINING ENTRANCE TO SHOPPING
CENTRE
- FULLY FITTED OUT – READY TO TRADE
- COMPETITIVE TERMS

LEASE

The Premises are Available by way of a New FR&I Lease for a Term to be Agreed at a Rent Payable of £10,000 p.a.x.

RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:-

Rateable Value: £12,000.00
UBR 23/24: 49.9
Rates Payable: Nil

Business Rates are not Payable for Premises with a Rateable Value of £12,000 or Less Per annum.

EPC

Available on Request.

LEGAL COSTS

Each Party to be responsible for their own Costs.

VIEWING:

All Viewings are **STRICTLY BY APPOINTMENT** with the Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022)

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the Property.

SITUATION / LOCATION

Rhyl is Located on the North Wales Coast, approximately 30 Miles West of Chester and 18 Miles East of Llandudno.

The Town has in excess of 3 Million annual visitors and is currently undergoing extensive Investment with the recent introduction of New Car Parking Facilities, Marine Quay, Water Park etc.

The Property is Located on the Pedestrianised High Street, benefiting from a Return Frontage to the Shopping Centre with adjoining and nearby Retailers including B&M Bargains, McDonalds, Bon Marche, Shoe Zone, etc – See Location Plan Over.

DESCRIPTION / ACCOMMODATION

The Property comprises a Ground Floor Lock-Up and is fully fitted out with a Shop Front, Plastered / Lined Walls, Lighting throughout - Ready to Trade

Gross Frontage	26' 4"	8.03 M
Shop Depth	68' 11"	21.01 M
Internal Width (Front)	24' 11"	7.59 M
Ground Floor Sales	1,600 sq ft	106.2 Sq M
Ground Floor Ancillary	118 sq ft	11.0 Sq M
WC Accommodation		

PLANNING

The Premises are within Class E of the New Use Classes Order and can be used as a Shop, Financial / Professional Services, Restaurant / Café, Offices, Clinic / Nursery and Gymnasium. Interested Parties should make their own Enquiries of the Planning Authority



60B Bridge House, Waterside, Dickens Heath, Solihull, B90 1UD

Email: enquiries@picton-jones.co.uk