

RETAIL INVESTMENT FOR SALE

4 MARKET STREET, RHYL, LL18 1RL



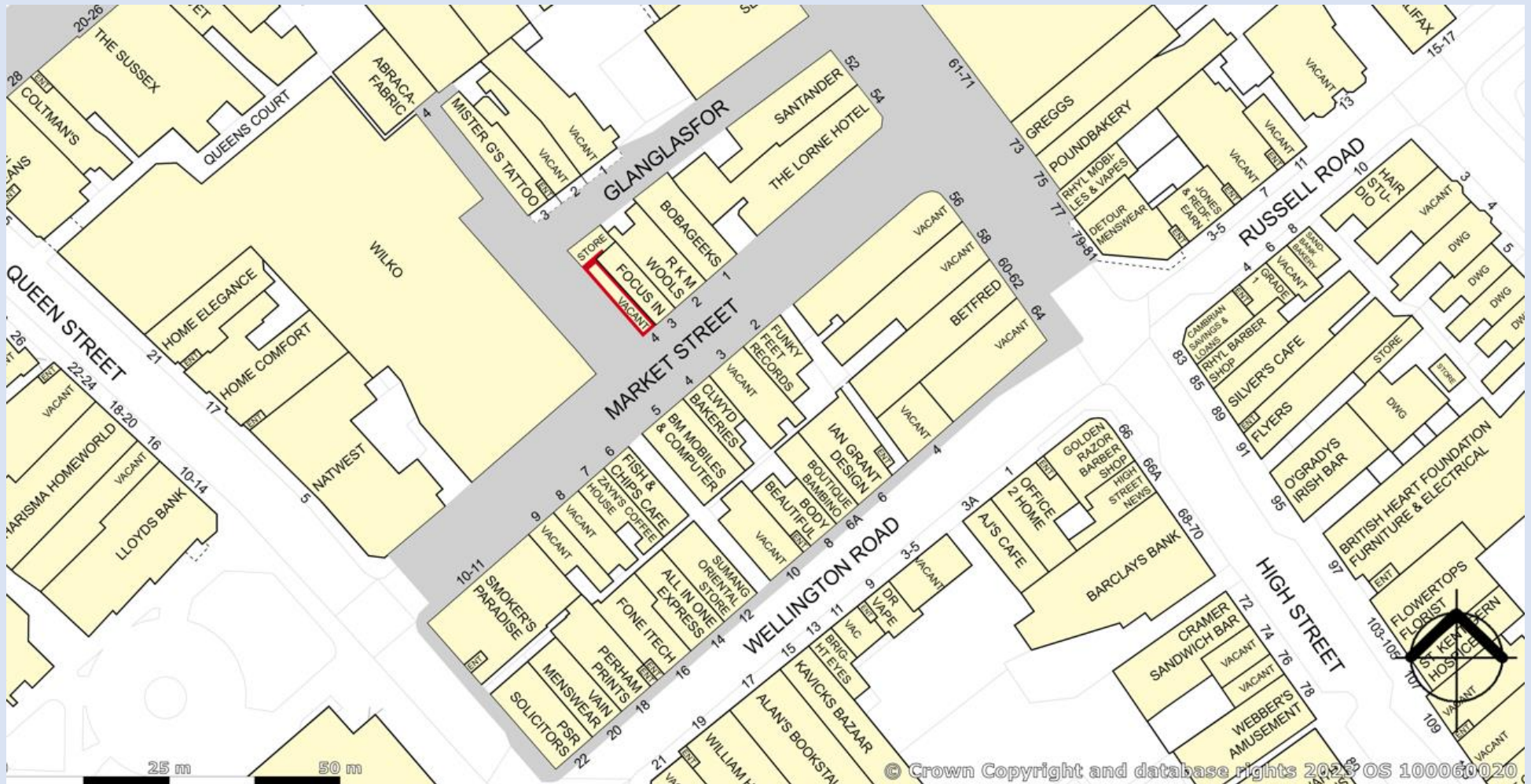
**Good retailing location
Close to the prime retailing pitch
Quality tenant in occupation**

LOCATION

The property occupies a good retailing location fronting onto the pedestrianised Market Street, in Rhyl town centre.

Rhyl is a popular tourist destination and has excellent communications being within an easy reach of the A55 Expressway.

The property can be more readily identified on the attached plan.





DESCRIPTION

The property comprises a ground floor sales area with rear storage and disabled w/c. The first and second floor provide for storage accommodation and further single w/c.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq M	Sq Ft
GF Sales	35.94	387
GF store	13.09	141
First floor	31.63	340
Second floor	31.02	334

TENURE

The property is held on a 10 year full repairing and insuring lease, subject to an upward only review at the end of the fifth year, at a rental of £7,980 pa.

There is a Schedule of Condition attached to the lease. Further information available upon request.

PRICE

£85,000

RATES

The VOA website confirms the property has a Rateable Value of £9,700.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

Prices outgoings and rentals are exclusive of but will be liable to VAT.

EPC

The Energy Performance Asset Rating for this property is E-116.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

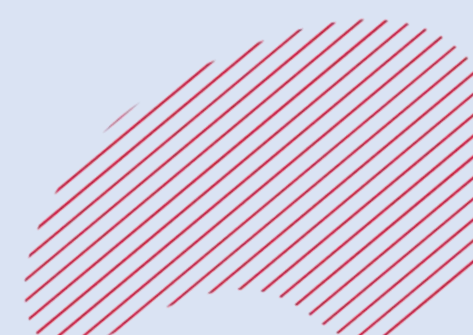
Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.



CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Dan Wild

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Mindy Bishop

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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
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