

**FOR SALE/
MAY LET**

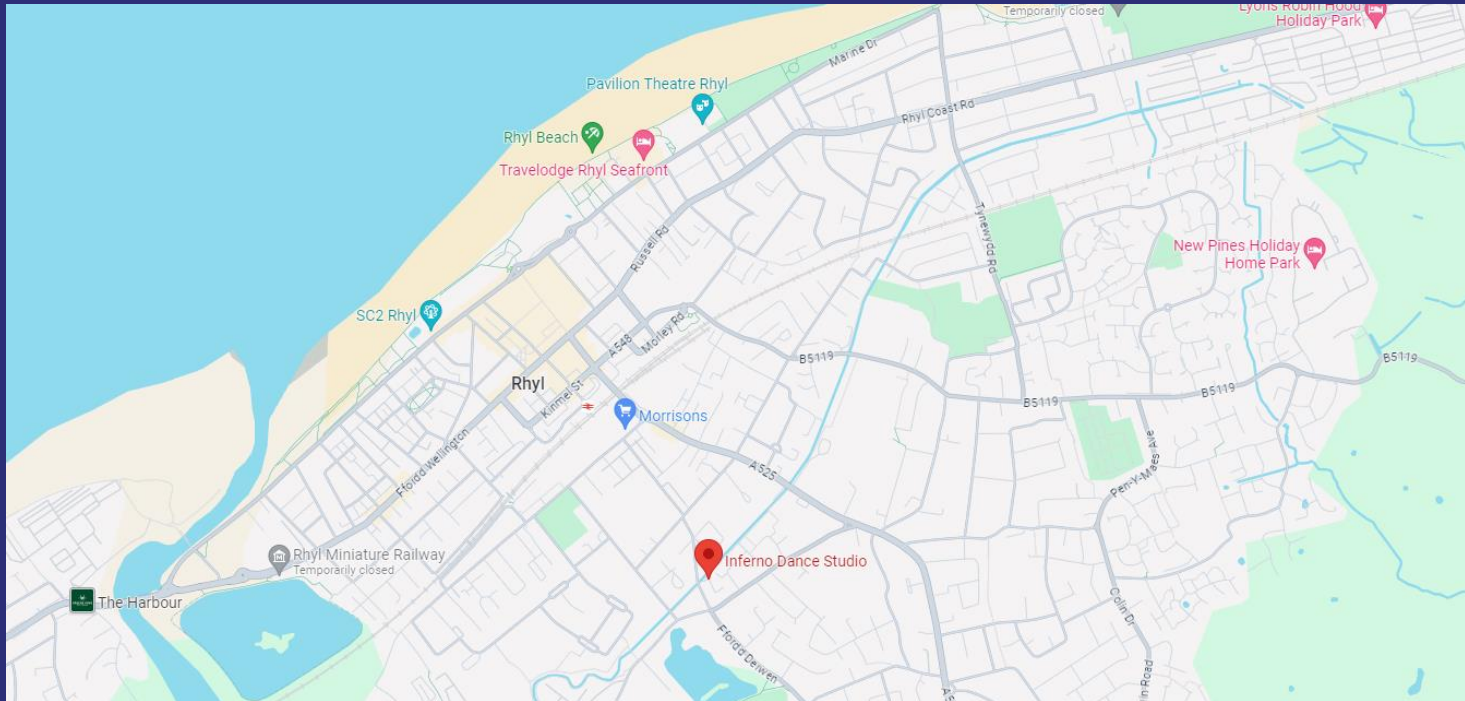
MORFA BACH KINGSLEY AVENUE, RHYL LL18 2EW



LOCATION

Rhyl is a well-known residential community and holiday resort attractively located on the North Wales coast and which enjoys excellent communications throughout the region; the A55 being just 5 miles distant (Junction 27) and with the A548 main coast route and the A525 inland route each radiating from the town.

Chester and M56 are just over 30 miles distance whilst Rhyl's main line railway station stands on the London to Holyhead route and also provides regular connections to Liverpool, Manchester, the North and the Midlands



- **Former Dance Studio**
- **Prominent location – close to A55**
- **220 sq m (2,372 sq ft)**
- **On-site Car Parking**
- **Available Now**

DESCRIPTION

The property comprises of two studio areas, multiple office space and store rooms, together with wc facilities and kitchen. The space was previously used as a dance studio.

Access is to the front of the property, leading to a parking area with spaces for eight vehicles.

ACCOMMODATION/AREAS

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

| Sq m | Sq ft |
|--------|-------|
| 220.37 | 2,372 |

ASKING PURCHASE PRICE

£120,000

RENTAL

The property is available To Let at a rental of £12,000 per annum on Full Repairing & Insuring terms, for a term to be agreed, to include regular rent reviews.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

RATES

The VOA website confirms the property has a Rateable Value of £5,700 from 1 April 2023.

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

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

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.



Fraser Crewe

fraser.crewe@bacommercial.com **07771 912456**



Griff Lush

griff.lush@bacommercial.com **07793 036585**

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- 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.
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SUBJECT TO CONTRACT



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Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House, The Roe,
St Asaph, LL17 0LT Tel: 01745 330077

Nantwich Office: Frederick House
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ
Tel: 01270 440014

www.bacommercial.com

