



TO LET/MAY SELL

36 HIGH STREET, RHYL, DENBIGHSHIRE. LL18 1ET

- Situated within the absolute prime town centre, pedestrianised pitch in Rhyl.
- Provisionally understood floor areas: Ground Floor: 1956 sq.ft. , plus Upper Floor storage.
- The owner will consider both letting the premises, temporarily occupied by GAME, or selling the entire freehold.
- Upper floor planning permission for flats.
- VIEWING: Celt Rowlands & Co. 01691 659659.

LOCATION

Rhyl is a North Wales coastal town, with a resident population (2011 Census) of 25,149, and the immediate near catchment of smaller towns brings the number to in the region of 60,000. It experiences both constant and seasonal tourist trade.

The subject premises are situated within the absolute best, prime pitch, diagonally opposite the entrance to the White Rose Shopping Centre, and in the immediate vicinity to Boots, New Look, Costa and a range of other well-known multiple retailers.

DESCRIPTION

Celt Rowlands & Co. have not inspected the premises, but the provisional information understood to be correct is as follows:-

Gross Frontage	24'7"
Internal Width	21'
Built Depth	98'7"

Ground Floor Sales	1,956 sq.ft./181.72 m.sq.
--------------------	---------------------------

Staff WCs	-
-----------	---

First Floor Offices/Storage	1,190 sq.ft. / 110.56 m.sq.
-----------------------------	-----------------------------

Second and Third Floors	Not Inspected
-------------------------	---------------

PLANNING PERMISSION – UPPER FLOORS

We understand that planning permission was granted on the 22nd of December 2009 to modify and upgrade the upper floors to provide two flats – Planning Ref.45/2008/0653. All enquiries should be made to Denbighshire County Council. The original planning permission is understood to have been renewed under Planning Ref.45/2014/1273.

TERMS OF OFFER

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, with the ingoing tenant being responsible for the landlord's reasonable costs, or the landlord will consider a sale of the freehold interest.

For the freehold interest, the price will be discussed on application.

RATEABLE VALUE

We understand that the current rateable value for the entire building is £18,000. Interested parties need to verify this information and establish current rates payable by directly contacting the Local Authority – Denbighshire County Council - 01824 716000.

EPC RATING

An EPC has been commissioned and will be available shortly.

VIEWING - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

TRADERS PLAN TO FOLLOW

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details