



WILLIAMGLEAVE
ESTATE AGENTS



£9,500 Per Annum

Wellington Road, Rhyl, LL18 1AY

Wellington Road, Rhyl, LL18 1AY

DESCRIPTION

Double fronted retail premise with first floor rooms situated in a prominent position on a busy thoroughfare just off Rhyl's High Street enjoying plenty of passing traffic and footfall. The premise offers approximately 800 sqft of retail space and is suitable for a number of business uses subject to necessary consent and is offered on new lease terms. RENT IS SUBJECT TO VAT.

LOCATION

Rhyl is a short distance from the A55 expressway providing easy links to Llandudno, Chester and beyond. The town centre enjoys good footfall and the train and bus stations are located within walking distance to the property.

ACCOMMODATION

RETAIL AREA

25'7" x 23'11" (7.80 x 7.31)

Sales area with double fronted window

REAR SALES AREA

16'2" x 10'10" (4.95 x 3.32)

Rear sales area with access into storage area.

STORE ROOM

3'9" x 11'2" (1.16 x 3.41)

FIRST FLOOR STORE ROOMS

Accessed via an external staircase from the rear of the property

DEPOSIT

£850

VAT

Rent is PLUS VAT

ADMINISTRATION FEE

Administration and referencing fee of £150 inc VAT payable on application

RATEABLE VALUE

£11,000 Current rateable value (1 April 2023)

LEASE TERMS

New lease terms to be agreed. Tenant responsible for the lease costs

