



Fully licensed and equipped restaurant/cafe opportunity in a fantastic seafront location immediately available for Let. The popular 'Corner Cafe' is situated over three floors and has previously operated as a cafe with children's indoor play area to the ground floor, party venue to the first floor and basement store. The property has an approximate gross internal area of 4500 sqft and is offered on new lease terms. The landlord will consider other business proposals within the catering industry and subject to any necessary planning consent.



- Cafe/Restaurant
- Indoor soft play area
- Prominent corner position
- Fully equipped
- New lease terms
- Rhyl seafront location



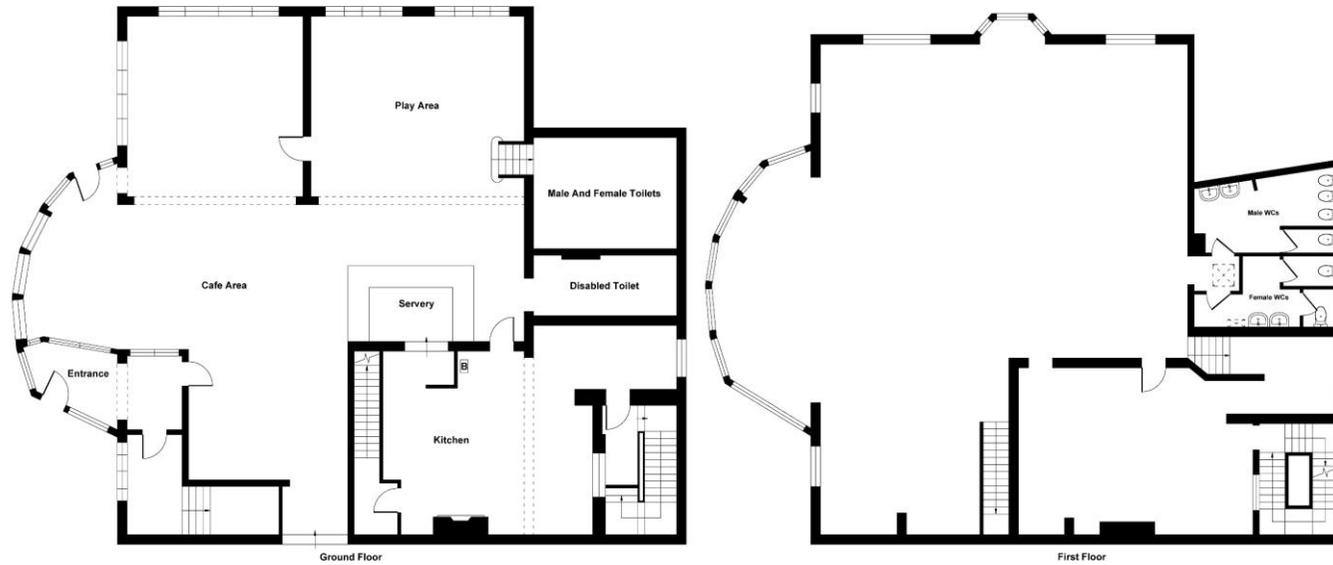




<b>Location</b>	The property is located in a prominent corner position on Rhyl's sea front just off the High Street which enjoys good footfall all year round. Rhyl is a drive to the A55 expressway providing easy links to Llandudno, Chester and beyond.
<b><u>Accommodation comprises:</u></b>	
<b>Entrance</b>	10'1" x 5'11" (3.07m x 1.8m). Entrance - Entrance door leading to hallway providing access through double doors to main cafe area and stairs leading to first floor.
<b>Cafe/restuarant</b>	46'7" x 43'11" (14.2m x 13.39m). The main cafe area has capacity approximately 50 covers with a well equipped counter area and a two storey childrens play frame.
<b>Kitchen</b>	28'11" (8.81) x 17'8" (5.39) (narrows to 14'5" (4.40)). Fully fitted commercial kitchen with stainless steel catering equipment, serving area and appliances.
<b>WC facilities</b>	Separate gents and ladies toilet facility & disabled toilet with baby changing area
<b><u>Stairs leading to:</u></b>	
<b>First floor room</b>	47'7" x 47'3" (14.5m x 14.4m). Large open plan function room/ dining room with floor to ceiling bay windows allowing plenty of natural light.
<b>Utility/store room</b>	24'3" x 15'2" (7.4m x 4.62m). Fitted base units and worktop, stainless steel sink and mixer tap, food preparation area, dumbwaiter access and store area.
<b>WC facilities</b>	Separate gents and ladies toilet facility
<b>Office</b>	9'6" x 6'8" (2.9m x 2.03m). Managers office
<b>Cellar</b>	31'6" x 31' (9.6m x 9.45m). Large basement/cellar comprising storage shelving, chest freezers
<b>Fixtures, fittings &amp; equipment</b>	A schedule of fixtures, fittings and equipment will be provided by way of an inventory prior to lease commencement.

<b>AGENTS NOTE -</b>	William Gleave have not tested any equipment/ appliances included in the Let and tenants are advised to have these tested. Landlord will not be liable to replace any equipment or appliances during the Let should they fail.
<b>Tenure</b>	The premise is available by way of a new terms on an internal repair and insuring lease.
<b>Business rates</b>	14-20 West Parade, Rhyl - £69,500 (current ratable value April 2023) Local authority - Denbighshire County Council. RATES INCLUDED IN RENT
<b>Viewing</b>	Viewing is by appointment through William Gleave by calling 01745 336699.
<b>VAT</b>	Prices quoted are exclusive of but may be subject to Value Added Tax.
<b>Legal costs</b>	Each party is responsible for payment of their own legal costs incurred. Incoming tenant is responsible for the lease preparation costs.
<b>Deposit</b>	The tenant will pay a deposit totalling £1500 upon signing the lease.
<b>Application &amp; referencing fee</b>	A fee of £150.00 including VAT is payable on making an application to cover tenant referencing and administration costs.
<b>Agents note</b>	Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a let has been agreed and prior to instructing solicitors.
<b>Directions</b>	On foot from our Rhyl office located at 14 Sussex Street proceed onto Queen Street and turn right and the property can be found on the corner of Queen Street/West Parade.

## Corner Cafe, 14 West Parade Rhyl



Produced by Elements Property



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