

Retail and Leisure

CGI OF PROPOSED SCHEME



PRESTATYN New Retail Development Victoria Road, LL19 7TD

RETAIL UNIT TO LET ADJOINING CO-OP CONVENIENCE STORE

LOCATION

Prestatyn is a busy and prosperous coastal town and has recently undergone a significant amount of re-development to include a new Tesco Superstore and Park Prestatyn Retail Park which occupiers include TK Maxx, M&S and River Island.

The subject property is located fronting Victoria Road, the main east west coast road linking Rhyl to the west and Chester/Deeside to the east in close proximity to a number of caravan and leisure parks, including Pontins.

The adjoining retail unit has been let to the Co-Op Convenience Store.

DESCRIPTION / ACCOMMODATION

Once constructed, the property will comprise of a ground floor retail unit extending to a gross internal area of 1,410 sq ft.

There may be the potential to sub-divide the property, subject to occupier needs.

TERMS

The property is available to let by way of a new effective Full Repairing & Insuring lease at a rent of £17.50 per sq ft (£24,675 per annum).

ASSESSMENTS

The property will need to be assessed for rating purposes upon completion of the development. Interested parties are advised to contact Denbighshire County Council on 01824 706000.

LEGAL COSTS

Each party will be responsible for their own legal or other professional costs incurred in the transaction.

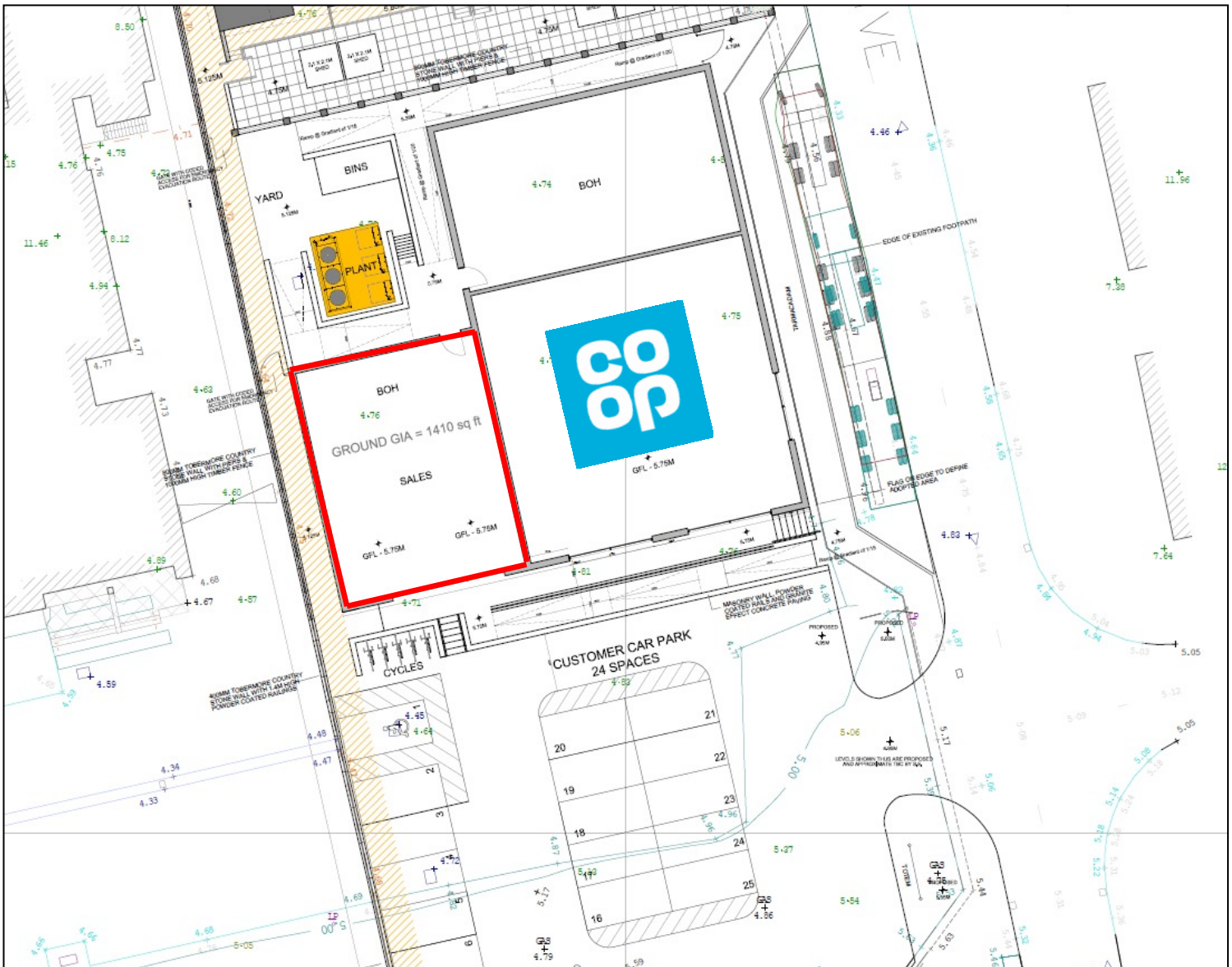
TIMING

Outline planning permission for the development has been obtained. A detailed planning application has been submitted and it is envisaged a start on site will be made Spring 2018 with handover in early 2019.

For more information please contact:

James Lutton 01244 408 244
Phil Coombes 0161 631 2852

jameslutton@legatowen.co.uk
phil@barkerproudlove.co.uk



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be prepared upon the completion of the landlord works.

VAT

Prices, outgoings and rentals are exclusive of and may be liable to VAT.

PHOTOGRAPHS AND PLANS

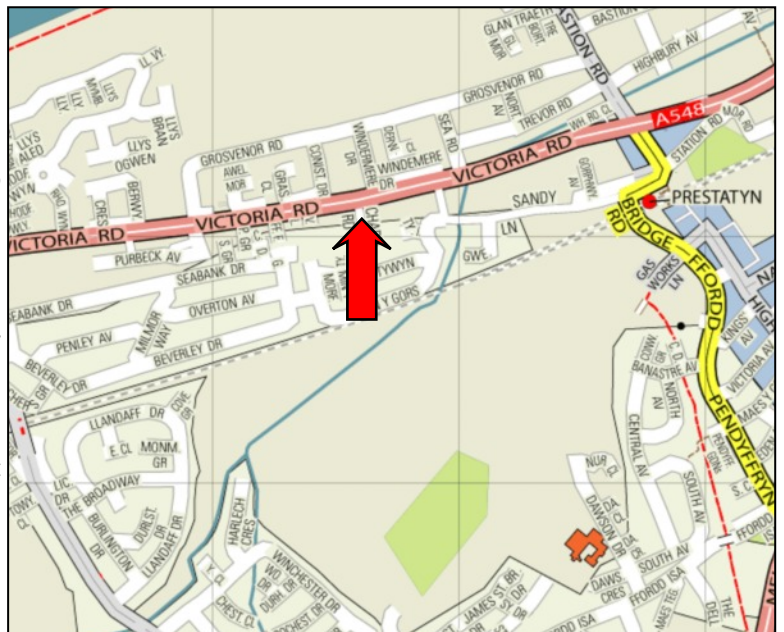
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

FURTHER INFORMATION

For further information or to arrange an inspection please contact the joint agents Legat Owen or Barker Proudlove.

James Lutton - 01244 408 244 - jameslutton@legatowen.co.uk

Phil Coombes - 07715 678426 - phil@barkerproudlove.co.uk



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