

53-55 HIGH STREET
RHYL, LL18 1TH



TO LET

- Office premises
- 77 sq m – 828 sq ft
- Prominent location

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The property occupies a prominent location in the centre of Rhyl located on the High Street and close to Rhyl train Station. The property is adjacent to Boots and H. Samuel. The office can be more readily identified from the attached plan.

DESCRIPTION

The property comprises first floor offices with a single WC at the rear.

ACCOMMODATION/AREAS

The office is approximately 77sqm or 828sqft.

RENTAL

£5,000 pa

SERVICE CHARGE

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RATES

Verbal enquiries of the Local Authority indicate the property has a rateable value of £3,300.

EPC

The property has an EPC rating of F 137.

VAT

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

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the 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.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

Ref: DTFW 07/03/17

Email: dan.wild@bacommercial.com

SUBJECT TO CONTRACT

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