

Unit 3 Denbigh Retail Park LL16 3BS



TO LET / MAY SELL



Location

Denbigh is in the county of Denbighshire and an important retail and commercial centre as well as being a tourist attraction with the ruins of Denbigh Castle dating back to the 13th Century. The town has good communications being 6 miles from the A55 expressway and 34 miles west of Chester. The park is located at the junction of Vale St, Rhyl Road and Ruthin Road (A543), within a 5 minute walk of the town centre. The location can be more readily identified from the attached plans.

Accommodation

The property has the following approximate areas:

Net internal Area	465 sqm	5,000 sqft
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Assessments

Verbal enquiries of the Local Authority indicate the property has not yet been assessed for rates.

EPC

An EPC has been commissioned and is available on request.

Description

A 60,000 sqft retail scheme anchored by Home Bargains, Aldi and Peacocks. There is car parking for 350 cars.

Tenure

The property is to be let on a new effectively full repairing and insuring lease, subject to upward only rent reviews.

Rent

£55,000 pa

The building could also be available freehold. Price on application.

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.

Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser 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.

Legal Costs

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

VAT

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

Service Charge

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

CONTRACT

DTFW 17/09/18





Viewing

Strictly by appointment through the agents, Wild Commercial Property

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