

10 WELLINGTON ROAD

RHYL, LL18 1BG



FOR SALE/MAY LET

- Prominent shop for sale
- Ready for immediate occupation
- Good retailing 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 good retailing location on Wellington Road in the centre of Rhyl close to the prime retailing pitch of High Street. The property can be more readily identified from the attached plan.

DESCRIPTION

The shop comprises a ground floor sales area with rear kitchen and w/c. The first floor provides for storage/office accommodation. The second floor can be reached via roof hatch.

ACCOMMODATION/AREAS

The property has the following areas and dimensions

Internal width	6.07 m	19'11"
Ground floor sales	64.28 sq m	692 sq ft
Rear kitchen	1.84 sq m	20 sq ft
First floor	53.45 sq m	575 sq ft

TENURE

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

PRICE

£77,500

RENTAL

£8,500 pax

RATES

The VOA website confirms the property has a Rateable Value of £9,300

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Borough Council, Business Rates Department.

EPC

The Energy Performance Asset Rating for this property is E – 122

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but will be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this 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: DW 8/20

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Mindy.bishop@bacommercial.com

SUBJECT TO CONTRACT

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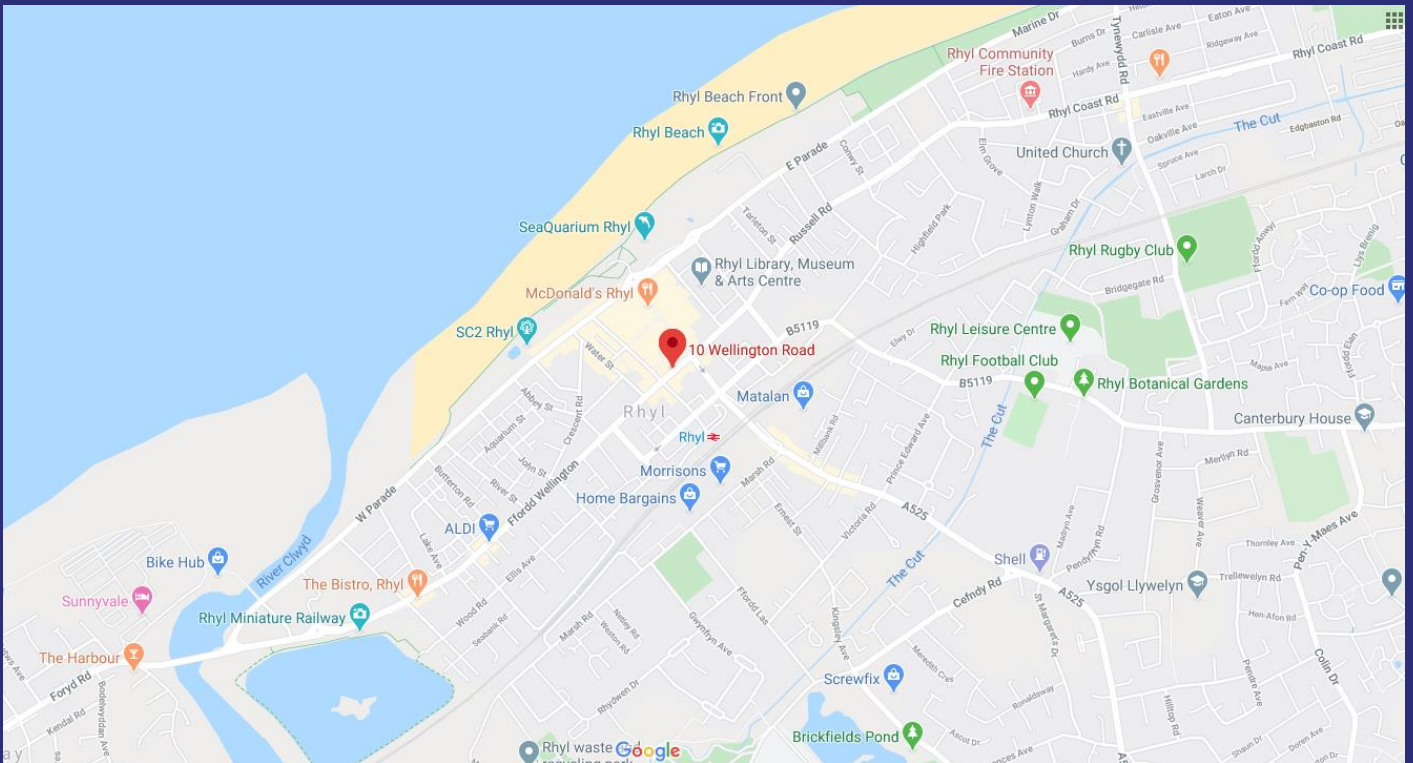
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