

**TO LET**

**UNIT 3, GLAN ABER TRADING ESTATE  
VALE ROAD, RHYL, LL18 2PL**



**Commercial Unit  
Established Trade Location – Close to A55 Junction  
Available for immediate occupation  
Small Business Rates Relief**



The subject property is in the North Wales town of Rhyll, situated in the county of Denbighshire, in North Wales. The town has a population of circa 25,000 and serves a wider conurbation of Abergele, Rhyll and Prestatyn with a population of over 60,000.

Vale Road is one of the main arterial roads leading into the town centre of Rhyll providing direct access via the A525 to the A55 North Wales Expressway and in turn the Northwest and East of Wales, Northwest of England and the motorway network beyond.

The surrounding area of Glan Aber Trading Estate is regarded as a strong commercial location, and includes further National Occupiers, Topps Tiles immediately opposite and nearby Toolstation and Clwyd Retail Park.

## DESCRIPTION

The space comprises a small lock up unit that has previously been converted into a music studio but can be for alternative uses such as café.

## ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq. Ft	Sq. M
<b>Unit 3</b>	<b>690</b>	<b>64.10</b>

## ASKING RENTAL

£4,000 Per Annum

## RENT DEPOSIT

A rent deposit may be requested depending on credit check.

## SERVICE CHARGE / INSURANCE

Service charge -£600 per annum.

Building Insurance -£297 per annum

## LEASE

The property is available on new Full Repairing and Insuring lease, for a term to be agreed.

## RATES

The VOA website confirms the property has a Rateable Value of £3,350. Small business rates relief applies.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council.

## SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

## VAT

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

## EPC

The Energy Performance Asset Rating for this property is C

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

## 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.

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

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



**Robbie Clarke**

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**Griff Lush**

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**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



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