

**102 HIGH STREET  
PRESTATYN, LL19 9BH**



## TO LET

- Superb High Street location
- Lock-up shop unit
- Main car parks close-by
- 100% Small Business Rates Relief
- Rent - £6,350 pax (no VAT)

North Wales

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

**T** 01745 330077

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**W** [www.bacommercial.com](http://www.bacommercial.com)

# 102 HIGH STREET

## PRESTATYN, LL19 9BH

### LOCATION

An excellent location in the lower section of this busy High Street close to such multiples as Iceland, Home Bargains, Lloyds Chemist, Specsavers and Barclays and with excellent public and on-street car parking adjacent.

Off the High Street is the highly successful Prestatyn Retail Park containing such names as Marks and Spencer, Tesco, Next, Boots, Clarks, Costa etc.

### DESCRIPTION

A neat lock-up retail unit providing the following approximate dimensions and areas.

Net frontage	11'1"	(3.4 m)
Main shop width	12'3"	(3.7 m)
Sales depth	23'1"	(7.0 m)
Sales area	22.7 sq m	(244 sq ft)
Ancillary/Tea point Staff WC	4.13 sq m	(46 sq ft)

### RENTAL

£6,350 per annum exclusive.

### LEASE

The premises are available on a new full repairing and insuring lease for a term of years open to discussion.

### VAT

VAT will not be applicable to this transaction.

### BUSINESS RATES

The VOA website confirms the property has a Rateable Value of £5,000 thus qualifying for 100% Rates Relief under the Small Business Rates Relief scheme.

Interested parties are advised to contact the Local Rating Authority, Denbighshire County Council, Business Rates Department on 01824 706000.

### EPC

The Energy Performance Asset Rating for this property is C(74) - Certificate Number: 0940-3983-0300-8760-7004.

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

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting 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, North Wales Office 01745 330077.  
Howard Cole – 07387 647578  
Email: [howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)  
Gareth Williams – 07771 638938  
Email: [gareth.williams@bacommercial.com](mailto:gareth.williams@bacommercial.com)  
Dan Wild – 07701 049826  
Email: [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)

**SUBJECT TO CONTRACT**

# 102 HIGH STREET PRESTATYN, LL19 9BH



## 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.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

