



Fantastic town centre 2,648 sq ft retail unit over ground and lower ground floor.  
Let to Game Retail Ltd at Â£47,500 pa.

## Description

**Description of Building:** The property is arranged on ground and three upper floors to provide a ground floor shop with ancillary accommodation at first floor level.

Planning permission was granted on 22nd December 2009 to modify and upgrade the upper floors of the existing building to provide 2 No. flats. (Planning ref: 45/2008/0653). All enquiries to Denbighshire County Council. [Click Here](#)

### Size:

**Gross Frontage:** 7.5m / 24ft 7?

**Net Frontage:** 6.4m / 21ft

**Shop Depth:** 19.5m / 63ft 11?

**Built Depth:** 30.4m / 99ft 9?

**Ground Floor:** 153.6 sq m / 1,653 sq ft

**First Floor:** 119.0 sq m / 1,281 sq ft

**Second & Third:** To follow.

**Description of Lease:** The entire property is at present let to GAME RETAIL LTD for a term of 15 years from 30th October 2003 at a rent of Â£47,500 per annum, no breaks. The lease provides for rent reviews in the fifth and twelfth year of the term and contains full repairing and insuring covenants subject to a Schedule of Condition.

Rent is currently reduced to Â£42,500 pa Â until the rent review on 28th October 2015. Â On sale the vendor will make up the rent to the originally agreed rent level.

**Location:** Rhyl is located on the North Wales coast having a resident population in excess of 24,000. The town is some 30 miles west of Chester, 16 miles east of Llandudno, close to the junction with the A548.

The property is situated in an excellent retail position on the west side of High Street, the town's principal retail thoroughfare, diagonally opposite the entrance to the White Rose Shopping Centre.

## **SPECIALIST HIGH STREET RETAIL INVESTORS**

18 Jacob's Well Mews, London W1U 3DR

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Occupiers close by include W H Smith, Yorkshire Building Society, Phones 4U, New Look, Boots, Burton, Costa, H Samuel and Shoe Zone among others.