

SHOPS TO LET

3 and 5 High Street

RHYL

LOCATION

The premises are situated in the retailing centre of Rhyl immediately adjacent to a B&M Store and close to Soled Out, Goldsmiths and Subway with an entrance to the White Rose Shopping Centre only 20m away.

DESCRIPTION

The premises are arranged on ground and first floor level and provide the ability to be split into 2 units with following approximate dimensions and areas;

	No 3		No 5	
Int. Width	6m	19/8	5.9m	19/4
Built Dth	23m	75/5	22m	72/3
GF area	123.6m ²	1330sf	115.7m ²	1245sf
FF area	n/a	n/a	61.3m ²	660sf

TERMS

The premises are available on new leases for terms of years to be discussed and on full repairing and insuring basis.

RENT

No 3	£35,000pa
No 5	£35,000pa

SUBJECT TO CONTRACT



V.A.T

All figures quoted are exclusive of VAT

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

RATES

The premises have not been assessed for rates on a split basis.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the disposal.

VIEWING / INSPECTION

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Richard Bolton

Tel : 01244 311681
Fax : 01244 344090
Email : richard@boltonbirch.com

Details Dated : 12/7/10
Ref: RWB/1798

