

EARLY LETTING SOUGHT

3/5 High Street

RHYL

REDUCED TERMS

RENT FREE AVAILABLE

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 following approximate dimensions and areas:-

Int. Width	12m	39/3
Built Depth	23m	76/3
Ground floor area	256.69m ²	2762sqft
First floor area	61.44m ²	661sqft

TERMS

The premises are available on a new lease basis for a term of years to be discussed and on a full repairing and insuring basis. Rent free available subject to negotiation.

RENT

£45,000pa

V.A.T

All figures quoted are exclusive of but may be subject to VAT

SUBJECT TO CONTRACT



ENERGY PERFORMANCE CERTIFICATE

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

RATES

It is understood from verbal enquiries with the local Rating Authority that the premises are assessed as follows;

Rateable Value £49,250.00
Rates Payable (2010) £20,143.25

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 : 21.09.11

Ref: RWB/1798

