



**SITUATION**

Located in this town centre position nearby **William Hill, HSBC, YMCA** and **KFC** and close to the junction with the High Street which houses a host of multiple traders such as **The Money Shop, Barclays, Poundland, Greggs, Holland & Barrett** and many more.

Rhyl is a popular tourist destination located on the coast of North Wales lying 30 miles west of Chester and 16 miles east of Llandudno having good road links to the A55 (Junction 24) and the M53.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal and separate front access to **Ancillary Accommodation** on the first and second floors. In addition, there is a small rear yard.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	18'8"
Shop & Built Depth	35'7"
Area	Approx. 557 sq ft

**Mezzanine**

Kitchen Area	Approx. 77 sq ft plus WC
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**First Floor**

3 Rooms Area	Approx. 376 sq ft
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**Mezzanine**

Area	Approx. 111 sq ft
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**Second Floor**

3 Rooms Area	Approx. 364 sq ft
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<b>Total Area</b>	<b>Approx. 1,485 sq ft</b>
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**TENANCY**

The entire property is let on a full repairing and insuring lease to **Barnardo's (having approx. 720 branches)** for a term of 5 years from 29th September 2014 **(in occupation for over 30 years)** at a current rent of **£10,500 per annum exclusive (see Note)**.

**Note: The rent is currently £10,000 p.a. and rises to £10,500 p.a. in September 2017 and the Vendor will make up the rent shortfall on completion.**

**£10,500 p.a. (see Note)**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Axiom Stone – Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts