



SITUATION

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

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.

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
First Floor 3 Rooms Area	Approx. 376 sq ft
Mezzanine Area	Approx. 111 sq ft
Second Floor 3 Rooms Area	Approx. 364 sq ft
Total Area	Approx. 1,485 sq ft



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Dyche as a Beauty Salon** for a term of 15 years from 28th January 2020 at a current rent of **£10,000 per annum** exclusive.

Rent Reviews 2025 and 2030

Tenant's Breaks 2024 and 2030

£10,000 per annum

The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

Vendor's Solicitors

Derrick Bridges & Co
Tel: 020 8449 7326 Ref: Vicky Weldhen
Email: vickyweldhen@derrickbridges.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'