

Lot 22, 53/55 High Street, Rhyl,

Denbighshire LL18 1TH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Office Investment

- Retail unit let to CEX Limited until 2036 (subject to option)
- Recently renewed 10 year lease
- Tenant in occupation since at least 2016
- Change of use potential of vacant first floor
- Pedestrianised town centre location adjacent to the White Rose Shopping Centre
- Nearby occupiers include Boots (adjacent), McDonald's, KFC, EE, Scrivens, JD Sports and The Works

Lot

22

Auction

17th September 2026

Rent

£13,500 per Annum Exclusive

Status

Available

Sector

High Street Retail, Office

Auction Venue

Live Streamed Auction

Location

Miles

22 miles south-west of Liverpool, 26 miles north-west of Chester, 53 miles west of Manchester

Roads

A525, A528, A55, M56

Rail

Rhyl Railway Station

Air

Liverpool John Lennon, Manchester Airports

Situation

Rhyl is a seaside resort town on the north-east coast of Wales, 22 miles south-west of Liverpool. The property is prominently situated in the heart of the town centre on the pedestrianised High Street, close by to Rhyl Seafront and adjacent to the White Rose Shopping Centre. Nearby occupiers include Boots (adjacent), McDonald's, KFC, EE, Scrivens, JD Sports and The Works.

Tenure

Freehold.

EPC

Band C and E.

Description

The property comprises a retail unit on the ground and part first floors with a separately accessed office on the remainder of the first floor.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Part First	Retail/Ancillary	167.60 78.50	(1,804) (845)	C.E.X LIMITED (t/a CEX) (1)	10 years from 07/10/2026 (2)	£13,500	07/10/2031
First	Office/Ancillary	72.20	(777)	VACANT	-	-	-
Total		318.20	(3,426)			£13,500	

N.B. The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

(1) CeX is the UK's biggest second-hand electronics and entertainment specialist and expanded over 30 years to more than 600 stores worldwide, spanning over 11 countries including the UK, Ireland, Spain, Portugal, Mexico, The Canaries, Malaysia, Australia, India and Italy (www.uk.webuy.com/). For the year ending 31st December 2024, C.E.X Limited reported Revenue of £180,856,937, Pre-Tax profits of £4,844,776 and Net Assets of £18,776,763 (Source: C.E.X Limited Consolidated Financial Statements as published at Companies House on 18th August 2026).

(2) The lease provides for a tenant option to determine the lease on 06/10/2031, subject to six months' written notice.

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2024