

lot 38

59 High Street Rhyl, Denbighshire LL18 1TH

Rent
£36,000
per annum
exclusive

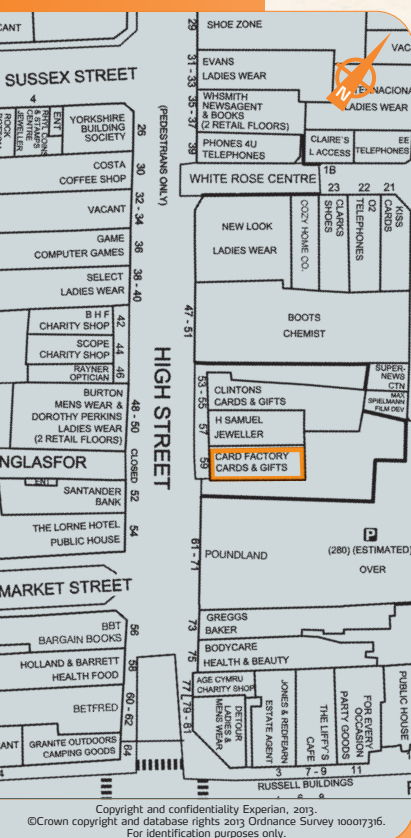
Freehold Retail Investment

- Let to Sportswift Limited t/a Card Factory
- Pedestrianised town centre location

- Neighbouring occupiers include Boots, New Look, WH Smith, Costa and Holland & Barrett



On Behalf of
a Fund



Location

Miles: 29 miles north-west of Chester
37 miles south-west of Liverpool
Roads: A548, A55
Rail: Rhyl Rail Station
Air: Liverpool John Lennon Airport

Situation

The property is prominently situated on the east side of the pedestrianised High Street immediately adjacent to the White Rose Shopping Centre and public multi-storey car park for approximately 280 cars. Neighbouring occupiers include Boots, New Look, WH Smith, Costa and Holland & Barrett.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	102.45 sq m (1,103 sq ft)	SPORTSWIFT LIMITED (t/a Card Factory) (1)	15 years from 07/05/2003 on a full repairing and insuring lease	£36,000	06/05/2018
First	Ancillary	102.27 sq m (1,101 sq ft)				
Totals		204.72 sq m (2,204 sq ft)			£36,000	

(1) For the year ending 31/01/2013, Sportswift Limited reported a turnover of £285,597,000, pre-tax profits of £66,110,000 and a total net worth of £180,674,000. (Source: www.riskdisk.com 09/06/2014).

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