

lot 60

56 High Street
Rhyl, Denbighshire LL18 1TW

Vacant Possession

Freehold Retail Opportunity

- Vacant Possession on Completion
- Pedestrianised town centre location opposite White Rose Shopping Centre
- Approximately 331.84 sq m (3,572 sq ft)
- Of interest to Investors, Developers and Owner Occupiers
- Nearby occupiers include Costa, Boots the Chemist and Holland & Barrett



On the Instructions of
next



Location

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

Situation

The property is situated in a prominent corner position on the west side of the pedestrianised part of High Street at its junction with Market Street, opposite White Rose Shopping Centre and its multi-storey car park with parking for approximately 280 cars. Nearby occupiers include Costa, Boots the Chemist, Holland & Barrett, Greggs, New Look, Burton and Co-operative Food.

Description

The property comprises ground and part first floor retail accommodation with part first and second floor ancillary accommodation. The property benefits from frontages to both High Street and Market Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be one viewing date on Tuesday 2nd December between 10am – 2pm. Interested parties must register their details with the Auctioneers. Please contact Will Moore. Tel: 020 7034 4858. Email: will.moore@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Retail	137.77 sq m	(1,483 sq ft)	VACANT POSSESSION (1)
Part First	Retail	70.14 sq m	(755 sq ft)	
Part First	Ancillary	40.96 sq m	(441 sq ft)	
Second	Ancillary	82.96 sq m	(893 sq ft)	
Totals		331.84 sq m	(3,572 sq ft)	

(1) Please note there is currently a temporary trader in occupation. However, the purchaser will benefit from full vacant possession of the property from completion of the sale.

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Cushman & Wakefield LLP
9 Colmore Row,
Birmingham B3 2BJ.
Tel: +44 (0)121 232 4902
Email: robert.alston@eur.cushmanwake.com
Ref: Rob Alston.

Solicitors:

BHW Solicitors
5 Grove Court, Grove Park,
Enderby, Leicester LE19 1SA.
Tel: +44 (0)16 289 7000.
Email: julie@bhwsolicitors.com
Ref: Julie White.