# 57 High Street Rhyl, Denbighshire LL18 1TH

Freehold Retail Investment

### • Let to H Samuel Limited

- 2016 break clause not exercised
- Pedestrianised town centre location
- Adjacent to the White Rose Centre and 280 space public multi-storey car park Neighbouring occupiers include Boots, New Look, WH Smith, Costa and

Holland & Barrett

H.SAMUEL

Rent £20,000 per annum . exclusive

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BOOKS BRIGHT

a M:2 MOB ACCESS TELEP

RHY

ART GALLERY (RETAIL)

ADIES WEA

NFTE

HIGH STREET

BHF A

MENS WEAR & DOROTHY PERKINS LADIES WEAR (2 RETAIL FLOORS)

VACANT 2 RETAIL FLOORS)

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GLASFOR SANTANDER THE LORNE HOTEL PUBLIC HOUSE

46

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SEX STREET

lot 66

## On behalf of WESLEYAN

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 prominently situated on the east side of the pedestrianised High Street and adjacent to the White Rose Shopping Centre and some 280 space public multi-storey car park. Neighbouring occupiers include Boots the Chemist, New Look, WH Smith, Costa and Holland & Barrett.

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

Tenure Freehold.

VAT VAT is not applicable to this lot.

Six Week Completion

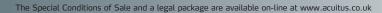
### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	92.50 sq m 65.90 sq m			5 years from 29/09/2013 on a full repairing and insuring lease	£20,000	28/09/2018
Totals		158.40 sq m	(1,705 sq ft)			£20,000	

For the year ending 31/01/2015, H Samuel Limited reported a turnover of £240,282,000, a pre-tax profit of £13,732,000 and a total net worth of £107,774,000. (Source: www.riskdisk.com 15/02/2016).
The tenant has NOT exercised their option to determine the lease in January 2016 and will benefit from a 4 month rent free period commencing on 31/01/2016. The seller will pay the buyer the rent that would have been due in the absence of the rent free period, and therefore the property will produce £20,000 p.a.x. from completion of the sale.

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Dentons UKMEA LLP DENTONS Dentons OKIMER LLP Contact: Greg Rigby. Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details Seller's Solicitors: Coley & Tilley Solicitors Neville House, 14 Waterloo Road, Birmingham, B2 BUF. Tel: +44 (o)121 643 5531. Email: gg@coleyandtilley.co.uk Ref: Grahame Griffiths.



IN, 2013.

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BOOTS

CARD FACTOR

DETOUR LACHER &