

## 57 High Street Rhyl, Denbighshire LL18 1TH

lot 66

### 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

Rent  
**£20,000**  
per annum  
exclusive



On behalf of  
**WESLEYAN**

### 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 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.

### 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.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	92.50 sq m (996 sq ft)	<b>H SAMUEL LIMITED (i)</b>	5 years from 29/09/2013 on a full repairing and insuring lease	£20,000	28/09/2018
First	Ancillary	65.90 sq m (709 sq ft)				
<b>Totals</b>		<b>158.40 sq m (1,705 sq ft)</b>			<b>£20,000</b>	

- (i) 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).
- (2) 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.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

**Coley & Tilley Solicitors**  
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