

Lot 70

£18,000 per annum exclusive

39 High Street,
Rhyl, Denbighshire LL18 1EN



Key Details

- Shop let to Scrivens Limited
- Prominent pedestrianised town centre location
- Popular tourist destination
- Situated at the entrance to the White Rose Shopping Centre
- Neighbouring occupiers include WH Smith, H Samuel, New Look, Burton, McDonald's and Boots

On Behalf of Trustees

Location

Miles: 22 miles west of Liverpool
53 miles west of Manchester
29 miles north-west of Chester

Roads: A55, A494, A470

Rail: Rhyl Railway Station

Air: Manchester International Airport
Liverpool John Lennon Airport

Situation

The property is situated in a strong retailing position on the east side of the pedestrianised High Street, immediately adjacent to the entrance to the White Rose Shopping Centre with occupiers that include Superdrug, JD Sports, O2 and Boots. Other neighbouring occupiers include WH Smith, H Samuel, New Look, Burton and McDonald's.

Description

The property comprises an attractive retail building with accommodation on ground and three upper floors. The ground floor comprises retail accommodation. The first, second and third floors are currently not demised and are accessible from ground floor via a hatch. The property benefits from a return frontage immediately adjacent to the White Rose Shopping Centre.

Tenure

Freehold.

VAT

VAT is not applicable on this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	96.41 sq m (1,038 sq ft)	SCRIVENS LIMITED (1)	10 years from 09/11/2015 (2)	£18,000	09/11/2020 (30/09/2025)
First	Ancillary	77.1 sq m (830 sq ft)	VACANT			
Second	Ancillary	45.7 sq m (492 sq ft)	POSSESSION			
Third	Ancillary	45.7 sq m (492 sq ft)				
Totals		264.91 sq m (2,852 sq ft)			£18,000	

- (1) Incorporated in 1942, Scrivens Limited operates from over 170 outlets nationwide. Scrivens provides opticians and hearing care services, with hearing care also available in over 250 other outlets, including medical centres (Source: www.scrivens.com 13/09/2017). For the year ending 30th October 2016, Scrivens Limited reported a turnover of £36,335,515, a pre-tax profit of £3,099,160 and a net worth of -£2,723,343 (Experian Group 13/09/2017).
- (2) The lease provides for a tenant option to determine the lease on 30th November 2020.



Copyright and confidentiality Agreement, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acutus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acutus.co.uk

Acutus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acutus.co.uk

Seller's Solicitors: Gregory Abrams Davidson LLP
Barry Davidson
+44 (0)151 330 0737
bdavidson@gadllp.co.uk