

Lot 55

£45,000 per annum
exclusive


97 High Street, Rhyl, Denbighshire LL18 1TR

Freehold Retail Investment



Key Details

- New lease to The British Heart Foundation until 2027 (subject to option)
- Prominent position on High Street
- Popular tourist destination
- Nearby occupiers include Heron Foods, Poundstretcher, Barclays Bank and Holland & Barrett.

On behalf of 

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 prominently situated on the east side of the High Street, adjacent to Lloyds Pharmacy in the busy town centre. Nearby occupiers include Heron Foods, Poundstretcher, Barclays Bank and Holland & Barrett.

Description

The property comprises retail accommodation on the ground and first floors. The property benefits from a large frontage and from rear access via Clwyd Street.

Tenure

Freehold.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	518.75 sq m	(5,584 sq ft)	BRITISH HEART FOUNDATION (1)	10 years from 24/5/2017 on a full repairing and insuring lease (2)	£45,000	23/5/2027
First	Ancillary	256.60 sq m	(2,762 sq ft)				
Totals		775.35 sq m	(8,346 sq ft)			£45,000	

(1) For the year ending 31st March 2017, British Heart Foundation reported a pre-tax profit of £38,100,00 and a total net worth of £78,700,000 (source: Experian Group 7/11/2017).

(2) The lease provides for a tenant option to determine the lease on 24th May 2022 subject to 6 months' written notice.



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