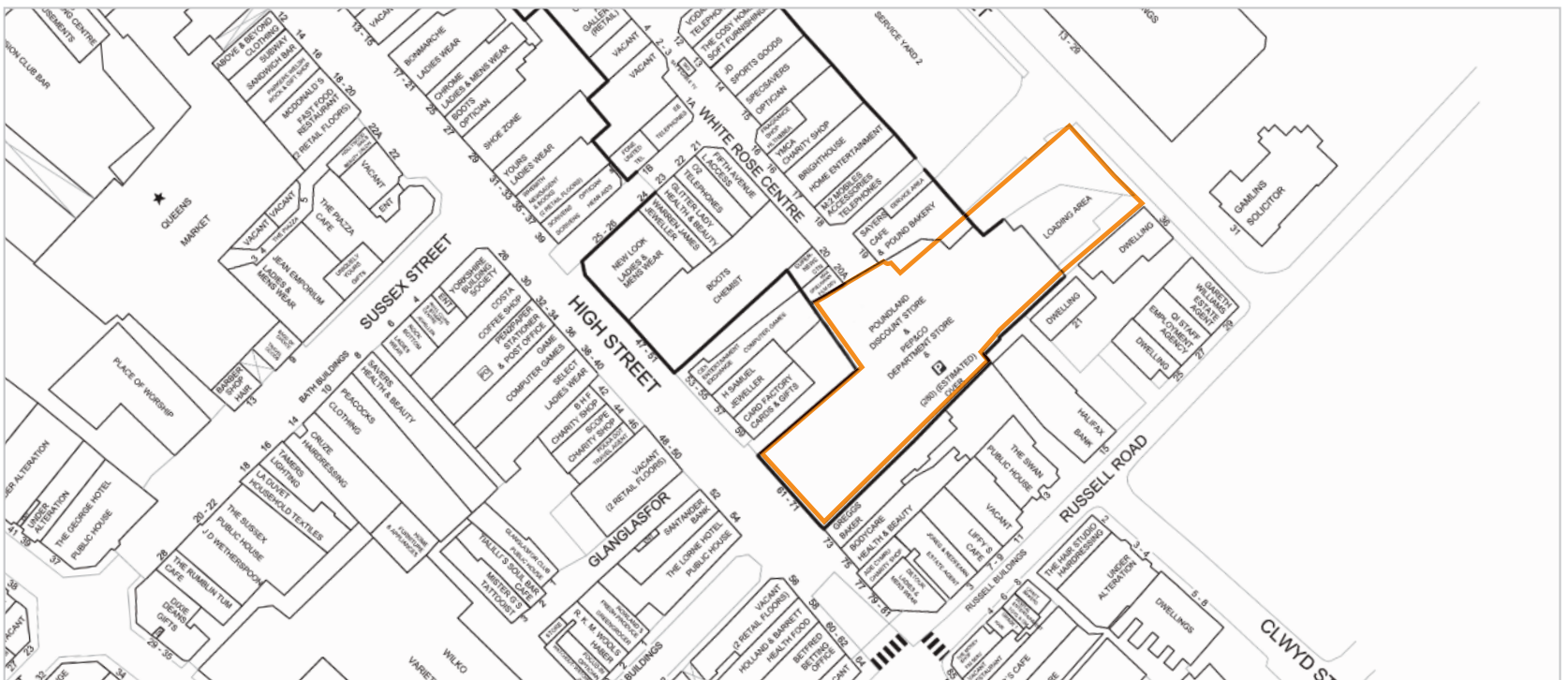


Lot 33

£180,000 per annum exclusive

61-71 High Street, Rhyl, Denbighshire LL18 1TS Substantial Freehold Retail Investment



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Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	1,793.20 sq m	(19,302 sq ft)	POUNDLAND LIMITED (1)	10 years from 03/06/2013 until 02/06/2023 on a full repairing and insuring lease	£180,000
First	Ancillary	1,310.60 sq m	(14,107 sq ft)			
Second	Plant/Ancillary	236.70 sq m	(2,548 sq ft)			
Total		3,340.50 sq m	(35,957 sq ft)			£180,000

(1) Poundland is one of the UK's largest single fixed price retailers and has opened over 800 stores in the UK since 1990, offering top brands and great quality own brand products (Source: www.poundland.co.uk 28/02/2019).

Lot 33

£180,000 per annum exclusive

Key Details

- Entirely let to Poundland Limited until June 2023
- Approximately 3,340.50 sq m (35,957 sq ft)
- Prime pedestrianised location fronting the White Rose Shopping Centre – accessed from High Street and White Rose Shopping Centre
- Nearby occupiers include Boots the Chemist, WHSmith, Costa Coffee, Greggs, Holland & Barrett, Subway and McDonald's

Location

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

Roads: A525, A528, A55 North Wales Expressway, M56

Rail: Rhyl Station

Air: Liverpool John Lennon, Manchester Airports

Situation

Rhyl is a seaside resort town on the north-east coast of Wales, 22 miles west of Liverpool. The property is situated in a prime location on the north-eastern side of the pedestrianised High Street, close to its junction with Russell Road. The property is adjacent to the main entrance of the White Rose Centre, and is serviced to the rear via Church Street. Nearby occupiers include Boots the Chemist, Greggs, Holland & Barrett, WHSmith, Costa Coffee, Subway and McDonald's.

Description

The property provides a large and well configured ground floor shop with ancillary accommodation on the first and second floors. The property benefits from a substantial frontage to High Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk.



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