

Lot 46, 53/55 High Street, Rhyl,

Denbighshire LL18 1TH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 46, 53/55 High Street, Rhyl, Denbighshire LL18 1TH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Property Information

Freehold Retail and Office Investment

- Shop let to CEX Limited
- Shop lease expires October 2026 (subject to option)
- First floor above shop is self contained and vacant
- Nearby retailers include Morrison's Supermarket, Boots and H. Samuel

Lot

46

Auction

22nd September 2022

Rent

£15,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of Trustees

Location

Miles

22 miles south-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 (0.2 miles away)

Air

Liverpool John Lennon, Manchester Airports

Situation

Rhyl is a seaside resort town on the north-east coast of Wales, 22 miles south-west of Liverpool. The property is situated in the heart of the town, on the pedestrianised High Street as well as being close to Rhyl seafront. The town's bus station is located 0.2 miles away from the property. The property is adjacent to Boots and H.Samuel with Morrison's Supermarket closeby.

Tenure

Freehold.

EPC

See legal pack

Description

The property comprises a shop arranged on part ground and first floors with a separately accessed vacant office at first floor.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 46, 53/55 High Street, Rhyl,

Denbighshire LL18 1TH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground/Part First	Retail/Ancillary	167.60 sq m	(1,804)	CEX LIMITED (2)	10 years from 07/10/2016 (3)	£15,000
First	Office/Ancillary	78.50 sq m	(845)	VACANT	-	-
Total		246.10 sq m	(2,649)			£15,000

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) CEX Limited are currently trading from around 380 shops (www.uk.webuy.com/)

(3) The lease is subject to a tenant only option to determine at any time, but this option is conditional - please see lease

**Lot 46, 53/55 High Street, Rhyl,
Denbighshire LL18 1TH**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 46, 53/55 High Street, Rhyl,

Denbighshire LL18 1TH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



**Lot 46, 53/55 High Street, Rhyl,
Denbighshire LL18 1TH**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 46, 53/55 High Street, Rhyl,

Denbighshire LL18 1TH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Lot 46, 53/55 High Street, Rhyl, Denbighshire LL18 1TH

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

edward.martin@acuitus.co.uk

Seller's Solicitors

Structadene Group

3rd Floor, 9 White Lion Street

London

N1 9PD

James Thomson

+44 (0)20 7843 9196

james.t@pearl-coutts.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020