

Lot 20

£553,143 Per Annum
Exclusive

White Rose Shopping Centre, High Street, Rhyl, Denbighshire LL18 1EW

Substantial Freehold Shopping Centre Investment of 34 Shops & 270 Parking Spaces



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Key Details

- Comprises 10,522 sq m (113,268 sq ft) of retail accommodation
- Extensive site of 0.87 Hectares (2.15 Acres)
- Retailers include Superdrug, Iceland, Specsavers, Warren James, JD Sports, Vodafone and Timpson
- Approximately 70% of total floor area let to national multiples
- Approximately 85% of floor area currently let
- Prominent town centre location
- Asset management opportunities and future redevelopment potential (subject to consents)

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

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 26 miles north-west of Chester and 53 miles west of Manchester. The property occupies a substantial site in the heart of the town centre with access onto the pedestrianised High Street, West/East Parade (fronting Rhyl seafront) and Church Street. A bus station is located diagonally opposite on East Parade with Rhyl railway station 350 metres to the south.

Description

The White Rose Shopping Centre was originally constructed in 1984 and comprises a covered scheme with entrances from all the surrounding retail streets. The scheme is currently arranged to provide 34 retail units (although capable of further subdivision) and a 270 space customer car park at first floor level together with a rear service yard. (see www.whiterosecentre.com)

The retail units trade at ground floor level, with some units benefiting from first floor ancillary space. The retail/ancillary accommodation totals 10,522 sq m (113,268 sq ft). Additionally, the property benefits from an approximate site area of 0.87 hectares (2.15 acres).

Tenancy Information

A full tenancy schedule is available within the solicitors legal pack.

Retailers include EE, The Works, Timpson, Hays Travel, Vodafone, JD Sports, Specsavers, O2, Warren James, Shoe Zone, Yours, Superdrug, Bodycare, Iceland, Boots and B&M Bargains.

Approximately 70% of the total floor area let to national multiples. Approximately 85% of Floor area current let.

Income

Total (including mall entertainment, vending machines, car parking and advertising etc):
Current actual and estimated gross income £553,143 per annum.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

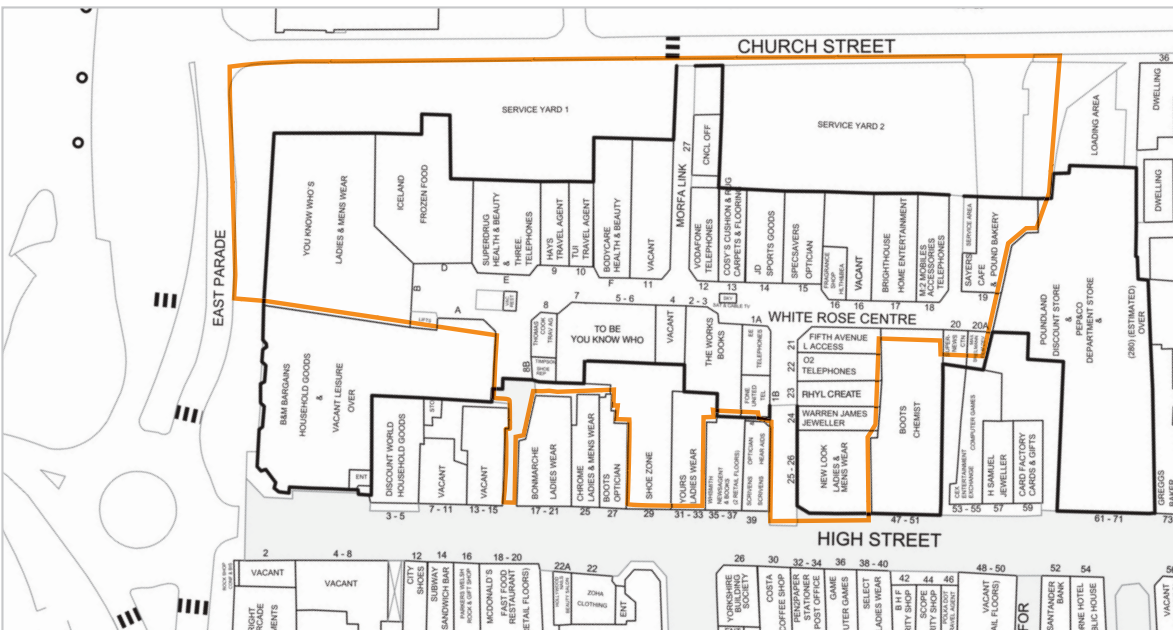
Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancies. Interested Parties are referred to Denbighshire Council (www.denbighshire.gov.uk).

Six week Completion

Energy Performance Certificate

See legal pack.



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