

**5 Bodfor Street
Rhyl
LL18 1AU**

SHOP TO LET

WILD

COMMERCIAL PROPERTY

01244 321 555

www.wildcp.co.uk



Location

The property occupies a prominent location in the centre of Rhyl located on Bodfor Street, close to the High Street and to Rhyl train Station. The property is adjacent to Argos. The shop can be more readily identified from the attached plan

Description

The property comprises a ground floor lock up shop. There is a single WC at the rear.

Accommodation

The shop has the following approximate areas:

Ground Floor Sales	115.29 sqm	1,241 sqft
Internal Width	7.11m	23.3 ft
Internal Depth	14.37m	47.1 ft

Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£5,000 pa

Service Charge

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £15,500

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VAT

Prices, outgoings and rentals are exclusive of but may be liable to, VAT.

EPC

An EPC has been commissioned is available upon request.

Subject to Contract

DTFW 01/09/17



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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