

SHOPPING CENTRE PROPERTY / CLASS E

Unit 16b White Rose Centre, Rhyl, Wales

**Rent: £22,500 PA****Ground Floor Area****3,236 Sq ft / 301 Sq M****TO
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk****Beacon Brooke****Ross Wilson****Mob: 07932 429 656****Email: ross@beaconbrooke.com**

Location:

The White Rose Centre is located in the heart of Rhyl town centre and provides the town's principle retail offering. The main entrance is located in the centre of the High Street with an additional entrance from the promenade. The total retail offering for the scheme is approx. 57,245 sq ft with tenants including Sports Direct, B&M Bargains, Boots, Specsavers, Bodycare, Yours, Hays Travel and JD Sports. Rhyl is a seaside town situated on the North East coast of Wales. It has long been a popular tourist destination for people from Wales and North West England. The town has excellent transport links and is very accessible by road, rail and air via Liverpool Airport. Rhyl is a short distance from the A55, the main trunk road through North Wales. Drive time from Rhyl to Manchester and Liverpool is approximately 1 hour.

Demise:	Sq Ft	Sq M
Ground Floor	3,236	300.63

Rent:

Quoting rent £22,500 per annum exclusive

Tenure:

The premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £19,250. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £13,057.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

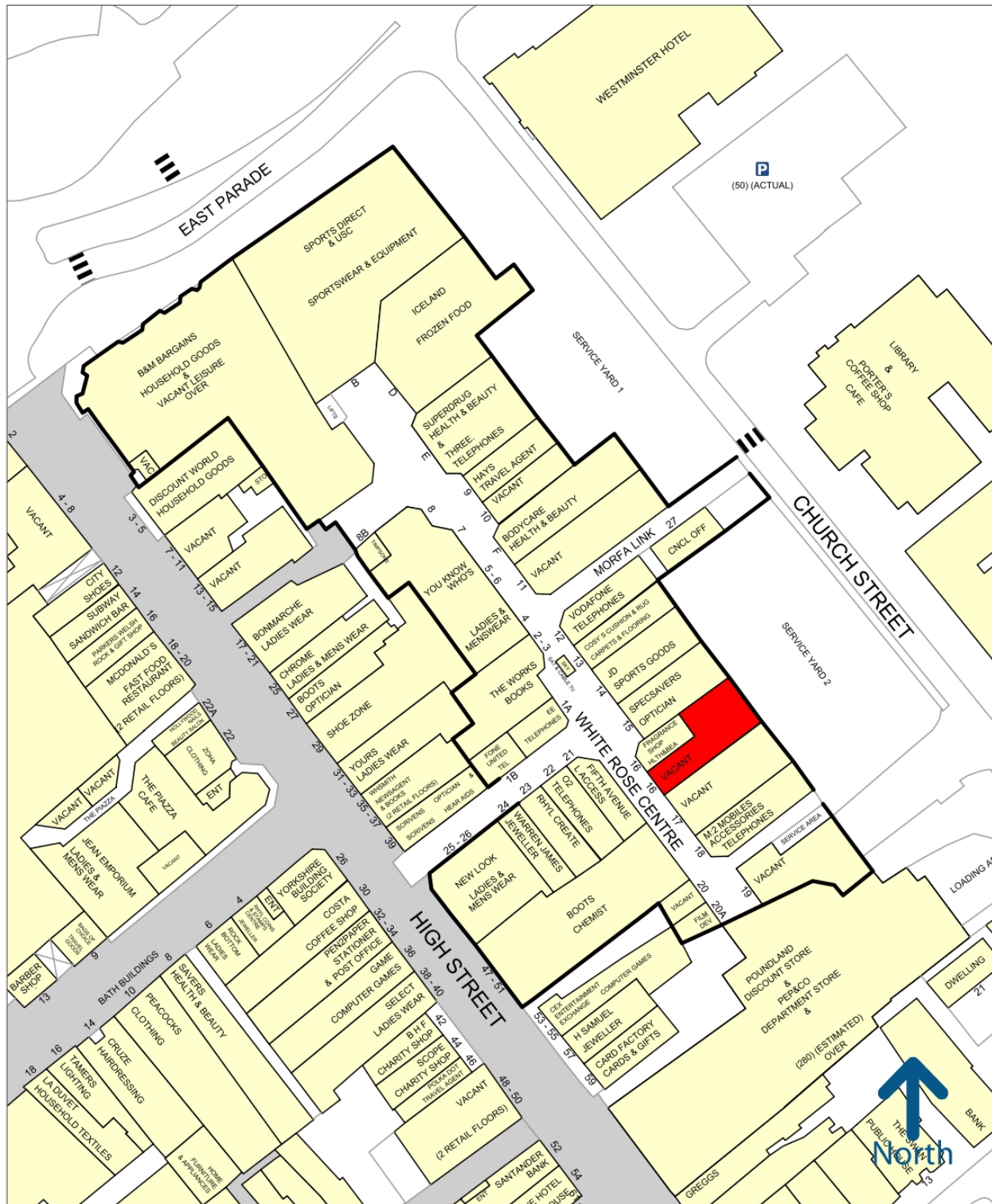
July 2021

Subject to Contract

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Rhyl



50 metres

Experian Goad Plan Created: 29/07/2021
Created By: Barker Proudlove Ltd