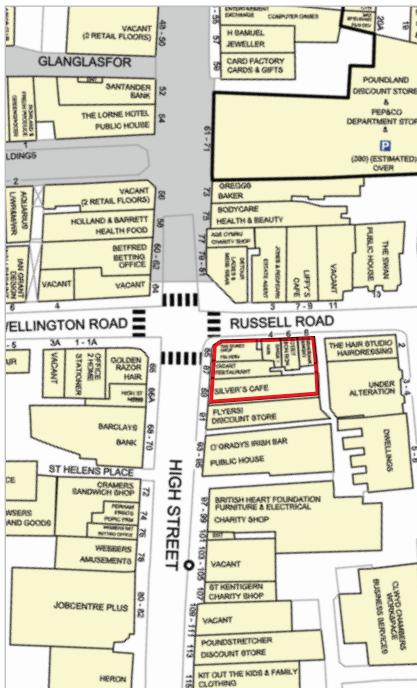


Rhyl 83-89 High Street & 2-8 Russell Road Clwyd LL18 1TR

- **Freehold Parade Investment**
- Comprises six shops and vacant self-contained ancillary accommodation above
- Town centre location
- Occupiers close by include Barclays Bank and Holland & Barrett
- Current Rent Reserved
£44,750 pa

**On the Instructions of a
Major Fund**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Rhyl is a popular seaside resort town located on the North Wales coast, approximately 30 miles west of Chester and 16 miles east of Llandudno. The town lies on the A548, which gives access to the A55 North Wales Expressway, which in turn leads to the M53 Motorway. This corner property is situated on the north-east side of High Street, at its junction with Wellington Road and Russell Road. Occupiers close by include Barclays, British Heart Foundation, Poundstretcher, Domino's, Argos, Betfred and Halifax, amongst others.

Description
The property is arranged on ground and two upper floors to provide six shops with self-contained ancillary accommodation above. The three shops fronting High Street provide ground floor shops with ancillary accommodation at first floor.

The first floor of 87-89 is accessed from the rear via an external staircase. The second floor is presently vacant and runs over Nos. 83, 85 and 87-89 High Street. The three shops fronting Russell Road provide ground floor shops with self-contained ancillary accommodation above.

Planning
Part of the property may lend itself to residential conversion subject to obtaining the necessary consents. All enquiries in this regard should be referred to Denbighshire County Council (www.denbighshire.gov.uk).

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|----------------|---|---|---|------------------------|---------------------------|
| 83 | Instant Cash Loan Limited (t/a The Money Shop) (1) | Ground Floor (2) First Floor (2) 53.90 sq m (580 sq ft) 58.25 sq m (626 sq ft) | 10 years from 27.05.2011 Rent review in the 5th year FR & I | £18,000 p.a. | Reversion 2021 |
| 85 | Vacant | Ground Floor First Floor – No access 53.00 sq m (570 sq ft) | – | – | – |
| 87-89 | R Taylor (t/a Silver Café) | Ground Floor First Floor 121.30 sq m (1,306 sq ft) 29.40 sq m (316 sq ft) | 4 years from 01.01.2017 Tenant's option to break 01.01.2020 (Subject to 3 months' written notice) | £12,500 p.a. | Reversion 2021 |
| 83-89 | Vacant | Second Floor – No access | – | – | – |
| 2 Russell Road | Vacant | First Floor – No access | – | – | – |
| 4 Russell Road | S Dunphy (t/a Grade 1) | Ground Floor 15.10 sq m (162 sq ft) | 3 years from 01.03.2018 | £4,000 p.a. | Reversion 2021 |
| 6 Russell Road | A Dunphy (t/a C'est Bon Bon) | Ground Floor 24.80 sq m (267 sq ft) | 5 years from 06.07.2018 Tenant's option to break 06.01.2020 (Subject to 3 months' written notice) | £4,750 p.a. | Reversion 2023 |
| 8 Russell Road | Sandbank Bakery Limited | Ground Floor 24.90 sq m (268 sq ft) | 5 years from 04.08.2017 Rent review 04.08.2020 Tenant's option to break 04.08.2020 (Subject to 6 months' written notice) | £5,500 p.a. | Rent Review 2020 |

(1) Website Address: www.themoneyshop.com
For the year ended 30th June 2017, Instant Cash Loan Limited reported a turnover of £148.209m, a pre-tax loss of £57.198m, shareholders' funds of £63.619m and a net worth of £52.169m. (Source: Experian 17.09.2018.)
(2) Not measured by Allstop. Floor areas sourced from www.voa.gov.uk

Total £44,750 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ms R White, Eversheds Sutherland. Tel: 02920 477 387 e-mail: rachelwhite@eversheds-sutherland.com