



**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. The property is situated on the west side of the pedestrianised High Street, in the heart of the town centre shopping area, close to the main entrance to the White Rose Centre.

Occupiers close by include Bonmarché, Boots Opticians, McDonald's, Shoe Zone, Costa, New Look and Boots the Chemist.

**Description**

The property is arranged on ground and one upper floor to provide a shop unit, currently trading on the ground floor as a sandwich bar, with ancillary accommodation over, access to which is from within the shop.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>71.60sq m</b>	<b>(770 sq ft)</b>
<b>First Floor</b>	<b>49.60 sq m</b>	<b>(534 sq ft)</b>
<b>Total</b>	<b>121.20 sq m</b>	<b>(1,304 sq ft)</b>

NB. Areas from VOA.

**Tenancy**

The entire property is at present let to SUBWAY REALTY LTD for a term of 10 years, 10 months and 24 days from 15th November 2014 to expire on 8th October 2025 at a current rent of £12,000 per annum. The lease provides for a rent review in November 2019 and contains full repairing and insuring covenants.

(1) The lease contains a lessee's break clause on 14th November 2019 on service of 6 months' notice and a penalty payment of £3,000 + VAT by the tenant.

**Tenant Information**

Website Address: [www.subway.co.uk](http://www.subway.co.uk)

For the year ended 31st December 2016, Subway Realty Ltd reported a turnover of £33.2m, a pre-tax profit of £1.3m and a net worth of £2.99m. (Source: Experian 20.09.2017.)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

## Rhyl

### 14 High Street Clwyd LL18 1ES

- **Modern Freehold Shop Investment**
- Mid terrace building in pedestrianised location
- Let to Subway Realty Ltd on lease expiring 2025 (1)
- Rent Review 2019
- Current Rent Reserved  
**£12,000 pa**

