

# RETAIL UNIT TO LET

## UNIT 17

3,715 sq ft



Rhyl  
LL18 1EW

### KEY TENANTS



**WHITE ROSE**  
SHOPPING CENTRE

CANOLFAN Y RHOSYN GWYN

[www.whiterosecentre.co.uk](http://www.whiterosecentre.co.uk)

**MORE INFORMATION**

[enquiries@rmjletting.com](mailto:enquiries@rmjletting.com)  
0141 739 8833

**RMJ**



## LOCATION

Rhyl is a popular seaside resort town and community in the county of Denbighshire, on the north-east coast of Wales.

Rhyl is a busy tourist destination and The White Rose Centre has the benefit of being the town's only shopping centre.

The centre is situated just a short walk from the Promenade & a short drive from some of Rhyl's most popular holiday parks.

Major retailers include Boots, Specsavers, Warren James, The Fragrance Shop, The Works, & Vodafone.

## RATES

Rateable Value: £21,750

Rates Payable: £12,354

## ACCOMMODATION

The unit provides a net internal floor area of 3,715 sq ft.

## TENURE

This unit is available on a new lease for a period to be agreed.

## RENT AND SERVICE CHARGE

Rent - TBC

Service Charge: £15,353

Insurance: £1,537







## VAT

All prices quoted are subject to VAT.

## Legal Costs

Each party will meet its own legal costs in any transaction.

## Plans & Photographs

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact. All images belong to RMJ.

## Anti-Money Laundering

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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2. All descriptions, dimensions, references to condition, planning permissions, and other details are given in good faith and are believed to be correct. However, any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy of each item.
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**VIEWING AND FURTHER INFORMATION: [enquiries@rmjletting.com](mailto:enquiries@rmjletting.com)**

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