

**RMJ**

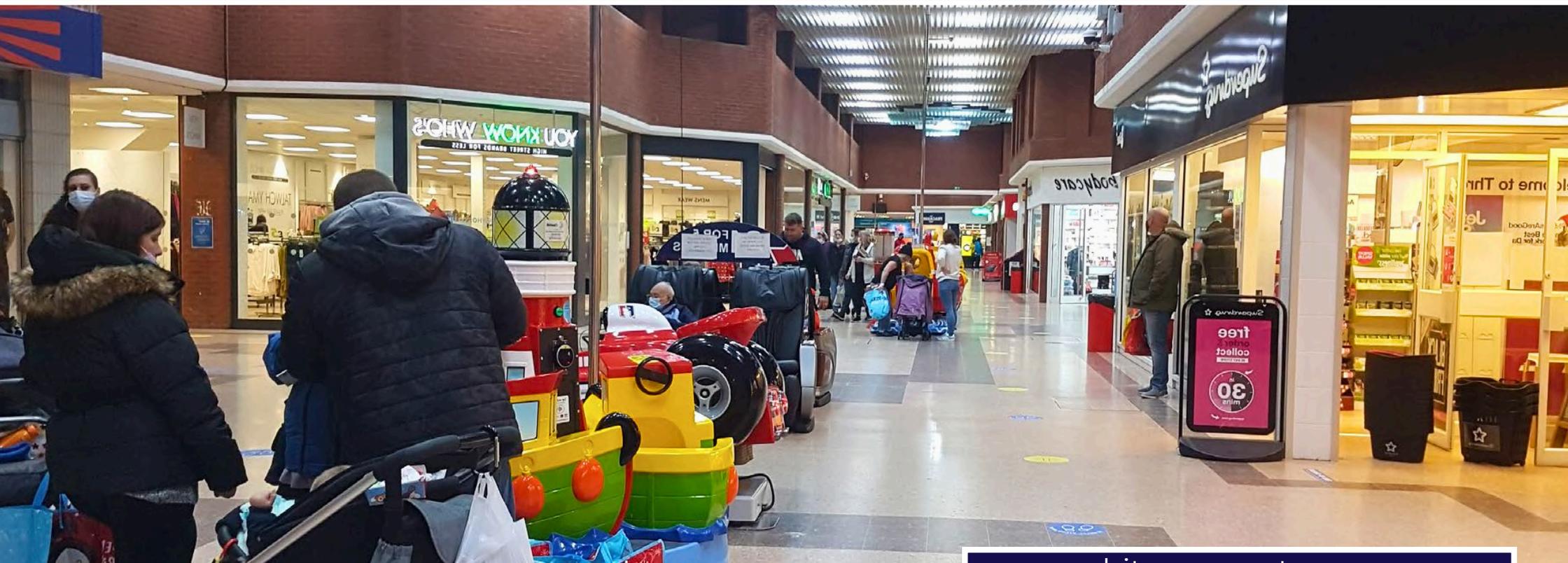
# RETAIL UNIT TO LET

**WHITE ROSE**  
SHOPPING CENTRE

 CANOLFAN Y RHOSYN GWYN

UNIT 17 - 3,715 SQ FT

enquiries@rmjletting.com 0141 739 8833



[whiterosecentre.com](http://whiterosecentre.com)



The  
Fragrance  
Shop



YOU  
KNOW  
WHO'S



 WARREN JAMES



3,715 SQ FT



Unit 17 Walkthrough

# UNIT 17

Positioned near The Fragrance Shop and Boots, benefiting from strong neighbouring brands and consistent footfall.

<b>RATES</b>	Rateable Value: £21,750 Rates Payable: £12,354
<b>Service Charge</b>	Service Charge: £15,353 Insurance: £1,537

## Key Features



### Prime Retail Position

Situated within the White Rose Shopping Centre, near The Fragrance Shop, Specsavers and JD Sports, and opposite Boots.



### Flexible Retail Space

Open-plan layout suitable for a variety of retail or service uses.



### Excellent Accessibility

Immediate access to 300-space centre parking and key transport links.



## Location

Rhyl is a historic seaside town in North Wales, located on the north coast along the Irish Sea, approximately 25 miles west of Chester. It is the largest town centre in Denbighshire.



Supported by funding from the Welsh government and Denbighshire County Council, the town is experiencing major development across tourism, leisure, housing and transport. Current projects include a £5.5 million investment in green space enhancements and travel infrastructure, as well as a £300,000 upgrade to the promenade.

## Getting Here

- ▶ Excellent accessibility via the A55, providing direct access to Chester, the North West, and the wider North Wales coast.
- ▶ On-site parking for 300 vehicles, including disabled and parent & child bays.
- ▶ Rhyl railway station is served by Transport for Wales services, providing direct connections to Holyhead, Shrewsbury and Llandudno. The centre is located just a six-minute walk from the station.



## VAT

All prices quoted are subject to VAT.

## LEGAL COSTS

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

## PLANS

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

## AGENTS NOTES

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.



**UNIT 17**

WHITE ROSE  
SHOPPING CENTRE  
MANAGEMENT



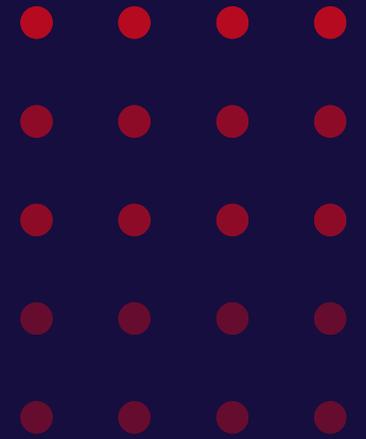
**WHITE ROSE**  
SHOPPING CENTRE

CANOLFAN Y RHOSYN GWYN

HIGH STREET

# CONTACT US

# RMJ



-  8 John Street, Glasgow
-  0141 739 8833
-  [enquiries@rmjletting.com](mailto:enquiries@rmjletting.com)
-  [rmjletting.com](http://rmjletting.com)

