

**RMJ**

# RETAIL UNIT TO LET

**WHITE ROSE**  
SHOPPING CENTRE

 CANOLFAN Y RHOSYN GWYN

UNIT 20a - 1,390 SQ FT

enquiries@rmjletting.com 0141 739 8833



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



The  
Fragrance  
Shop



YOU  
KNOW  
WHO'S



 WARREN JAMES



1,390 SQ FT



*Unit 20a Walkthrough*

# UNIT 20a

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

<b>RATES</b>	Rateable Value: £5,800 Rates Payable: £3,294.40
<b>Service Charge</b>	Service Charge: £5,777 Insurance: £586

## Key Features



### Prime Retail Position

Situated within The White Rose Shopping Centre, near to Boots, The Fragrance Shop and Specsavers.



### 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.



WHITE ROSE SHOPPING CENTRE MANAGEMENT



**UNIT 20a**

HIGH STREET

# CONTACT US

# RMJ



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