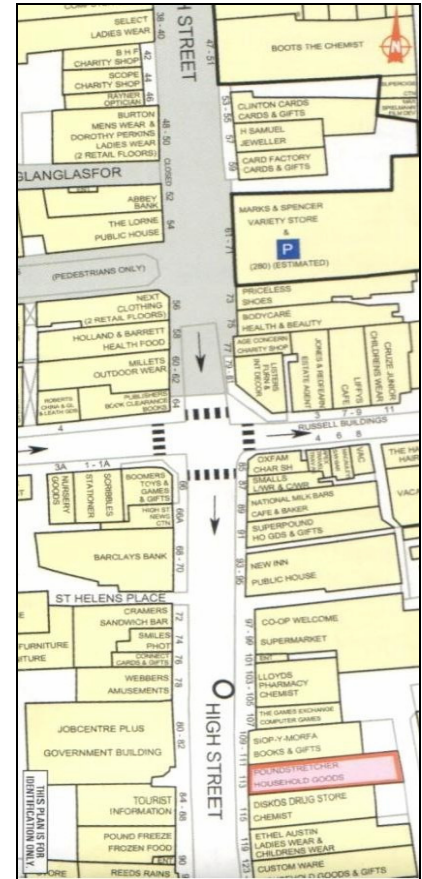


REFERENCE: 7011 – Poundstretcher Ltd, Rhyl



Freehold Retail Investment Let to Poundstretcher Ltd. - Rhyl

ADDRESS: 113 High Street, Rhyl, Clwyd, LL18 1TR

- Freehold Retail Investment.
- Let to Poundstretcher Ltd until 2017.
- SPV Available.
- Town Centre Location.
- Nearby Occupiers includes Lloyds Chemist, Oxfam and Marks & Spencer.

LOCATION

Rhyl, with a population of approximately 25,000, is located in Denbighshire approximately 30 miles west of Chester. Road communications are good with the A525 leading to the A55 and on to the M56 motorway at Chester.

SITUATION

The property is situated on the east side of High Street. Nearby occupiers include Lloyds Pharmacy Chemist, Barclays Bank, Oxfam and Marks & Spencer in the White Rose Shopping Centre.

DESCRIPTION

The property comprises ground floor retail with further sales on the first floor and storage on the second. The property also benefits from rear loading.

ACCOMMODATION

Ground Floor (Retail): 2,107 Sq. Ft., First Floor (Sales): 1,979 Sq. Ft., Second Floor (Storage): 2,007 Sq. Ft., Total Approximate Floor Area: 6,093 Sq. Ft.

TENANCY

Let to Poundstretcher Ltd for a term of 15 years from 27 August 2002 until 2017 on a full repairing and insuring lease, with 5 year upward only rent reviews

RENT: £36, 500 per annum.

TENURE: Freehold

VAT IS: Applicable

PRICE: Offers in excess of £ 500, 000 – 7.3% Net

Suttons as agents give notice that: 1 The particulars are set out as a general outline only for the guidance of purchasers, and do not constitute an offer or contact. 2 All descriptions, dimensions, reference to condition and necessary for use, and other details are given without responsibility, and intending purchasers must satisfy themselves by inspection or otherwise. 3 No person employed by Suttons has any authority to make or give any representation or warranty whatsoever in relation to the property.