

## TO LET In-store Retail Unit

Marsh Road  
Rhyl, Clwyd LL18 2DF



### CONTACT

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23.23 sq m (250 sq ft) kiosk unit

Within a 6,596 sq m (71,000 sq ft) **Morrisons** store

Adjacent to the in-store café

£8,000 per annum

Incentives available

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### Location

The unit is situated within the Morrisons food store which is prominently located fronting Vale Road (A525) and Marsh Road some 0.25 miles to the south east of the town centre. **Matalan**, **Brantano**, **Carphone Warehouse** and **Home Bargains** are within close proximity.

The **Morrisons** comprises some 6,596 sq m (71,000 sq ft) with the benefit of a large car park and petrol filling station.

### Description

The in-store kiosk unit which is situated to the rear of the checkouts, adjacent to the in-store café, is fitted with a ceramic tile floor, painted plastered walls beneath a suspended tile ceiling.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	23.23	250

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by ingoing tenants. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

The commencing rental will be £8,000 per annum. A service charge, building insurance and electricity will be payable, further details available upon request.

### Rating

The unit is not currently subject to a separate rating assessment. However should the premises become separately assessed the tenant will become responsible for rates payable.

### Energy Performance

Energy Performance Asset Rating is to be confirmed.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through sole agent.

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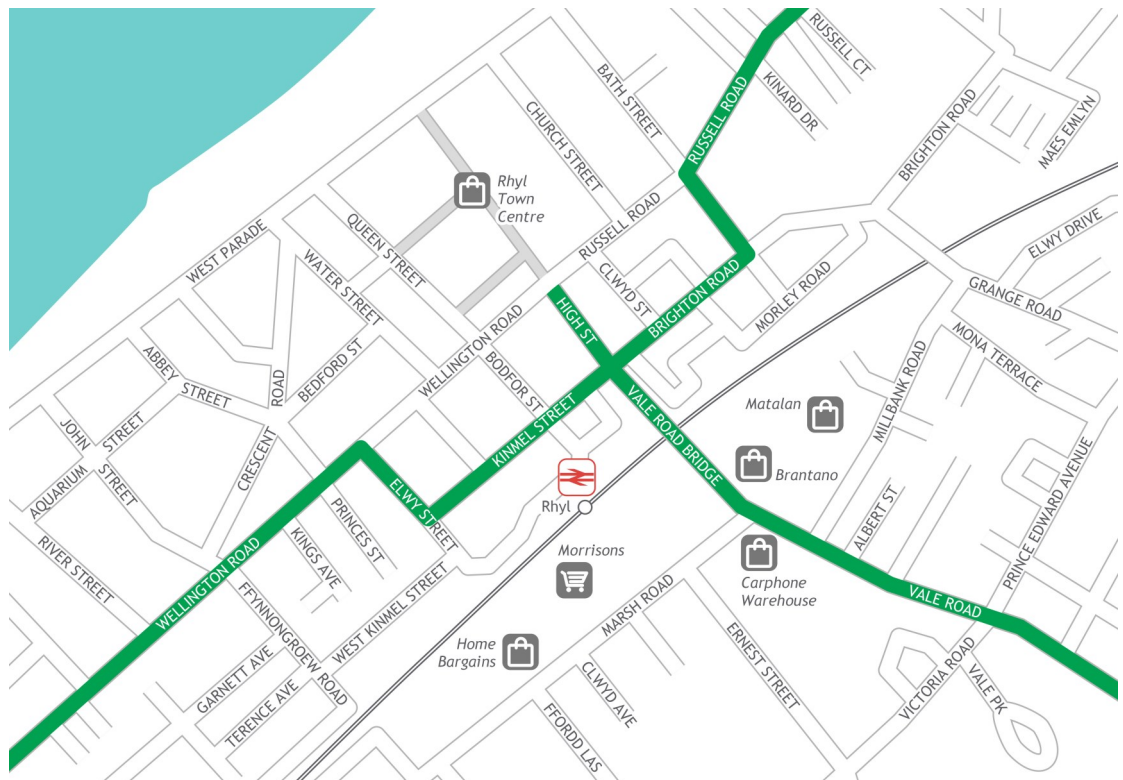
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