

FOR SALE/TO LET

Land

Land at Wellington Road
Rhyl, Wales LL18 1LR

Key information

- ❑ Modern car park
- ❑ Suitable for development (subject to planning)
- ❑ Access road off Wellington Road
- ❑ Suitable for parking, open storage, retail (subject to planning)

Contact

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Location

This site is on the south side of Wellington Road. It is located close to the Marine Lake and to the Cei Marina Retail Park (B&M, The Range, Farmfoods, Aldi, Pepe's, Costa). The beach is 100 m to the north. Rhyl train station and town centre are to the east.

Rhyl is a resort on the north Wales coast. It is located just off the A55 North Wales Expressway.

Description

The site is the former main car park of a supermarket. The buildings are now occupied by a Vet's practice and furniture store. The car park is tarmaced, marked out with spaces and defined with pedestrian bollards and planting beds.

The site is level and connects to Wellington Road via an existing service road.

Terms & Tenure

A new lease is available direct from the landlord for a term to be agreed. Guide rent £20,000 rental per annum.

Alternatively, the freehold interest may be available for offers over £400,000.

Energy Performance Rating

Not applicable

Business Rates

We are advised that the site is not yet separately rated.

Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment via the sole agent.



Accommodation

The site comprises the following approximate area:

	Hectare	Acre
Total Site Area	0.145	0.36

Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



For further details contact:
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