

COMMERCIAL &
INDUSTRIAL
AGENTS

Guy
WOODCOCK
AND COMPANY

DEVELOPMENT &
MANAGEMENT
SURVEYORS

0800 083 3216

TO LET

**LOCK-UP SHOP UNITS
FLEXIBLE / SHORT TERM LEASES AVAILABLE**



**188 WELLINGTON ROAD
RHYL
LL18 1LL**

LOCATION

The property occupies a prominent corner position at the entrance to Rhyl from the West. The site is directly opposite the Ocean Plaza Development Site, across from Marine Lane and within a busy parade of shops. This busy main road position is less than 100m from ALDI Super Market and a short distance from the promenade.

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

DESCRIPTION

A pair of purpose-built retail units within display frontage and security shutters.

ACCOMMODATION

Shop Unit 1 – (Wellington Road frontage)

DESCRIPTION	SIZE (M²)	SIZE (SQ FT)
Built Frontage	6.4 m	20' 9"
Internal Width	5.86 m	19' 2"
Sales Depth	12.45 m	40' 8"
Sales Area	104 m²	1,119 sq ft

(Provides clear retail space and staff w.c facilities).

Shop Unit 2 – (Sydenham Avenue frontage)

DESCRIPTION	SIZE (M²)	SIZE (SQ FT)
Built Frontage	8.8 m	28' 8"
Internal Width	6.3 m	20' 6"
Sales Depth	14.7 m	48' 2"
Sales Area	83 m²	893 sq ft

(A flexible retail / commercial unit providing open space, plus kitchen and shower facilities. Ideal for a community based use).

RENT / TERMS

Flexible terms are available and the landlords will consider short term of seasonal lettings. Rent upon application.

RATES 2009/2010

We have been informed by the Local Rating Authority, Denbighshire County Council, that the property is not yet assessed for separate units.

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

Viewings are strictly by appointment with Guy Woodcock and Company.

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Ref : CRA / AME / 16/06/2010

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