

**“LLYS ANWYL”
CHURTON ROAD
RHYL
LL18 3NB**



FOR SALE – LETTINGS ALSO CONSIDERED

**Impressive Modern Office Building
11,161 sq ft (1,037.3 sq m)
Conversion/Development Potential
Freehold Price - £650,000
With Short-Term Income Stream**

LOCATION

An excellent edge-of-centre location within short walking distance from High Street retail and the west promenade/seafront; “Llys Anwyl” enjoys an attractive setting opposite to Denbighshire County Council’s modern “Ty Russell House” divisional offices (Social Services and ancillary departments) and with other surrounding occupiers including Veterinary Centre, Care and Nursing Homes and private residential.

Rhyl is an attractive residential community and holiday resort situated on the North Wales coast, readily accessible via the A525 to the A55 at St Asaph (Junction 27 – five miles) and along with the A548 main coast road enjoys excellent road connections throughout North Wales and to Chester and the national motorway network.

Rhyl also stands on the London – Holyhead main railway line providing additional fast regular connections to Liverpool, Manchester, the Midlands and the North.

DESCRIPTION

A detached purpose built three storey office building standing on a site of some 0.51 acres (0.20 ha) and with own on-site parking for some 35 cars.

Originally designed to mainly open-plan format but currently partially sub-divided, internal finishes and facilities include:

- Separate public/reception and personnel entrances
- Five person passenger lift
- Suspended ceilings and recessed lighting
- Gas fired central heating

- Male and female toilets at each level
- Shower room
- Tea point at each level

FLOOR AREAS

The property provides the following approximate floor areas:

Ground Floor	4,158 sq ft	(386.4 sq m)
First Floor	4,224 sq ft	(392.5 sq m)
Second Floor	2,779 sq ft	(258.3 sq m)
Total Approx	11,161 sq ft	(1,037.3 sq m)

BUSINESS RATES

We note from the VOA website that the premises are entered in the 2017 Rating List at a Rateable Value of £68,500.

Interested parties should make their own enquiries of Denbighshire County Council Telephone: 01824 706 101.

TERMS – FREEHOLD SALE

For our client’s freehold interest in the above premises, a price of £650,000 is quoted. VAT will be applicable to the transaction.

The property is offered subject to and with the benefit of an existing full repairing and insuring lease to the Secretary of State for Communities and Local Government for a term of years expiring 2nd April 2021 (tenant’s option to break 25th December 2018) and at a rental of £37,750 pax with a potential increase to £57,750 pax in the vent of the currently vacant ground floor being under-let.

MAY LET – WHOLE or PART

The ground and second floors of the building are currently unoccupied and are currently available on short-term tenancies; the landlords will consider granting longer term

IMPORTANT NOTICE

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formal leases in respect of those areas.

EPC

The Energy Performance Asset Rating for this property is D – Certificate Reference Number: 0220-5995-0357-0841-6014.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

By prior appointment via the joint sole agents, BA Commercial, Tel: 01745 330077.

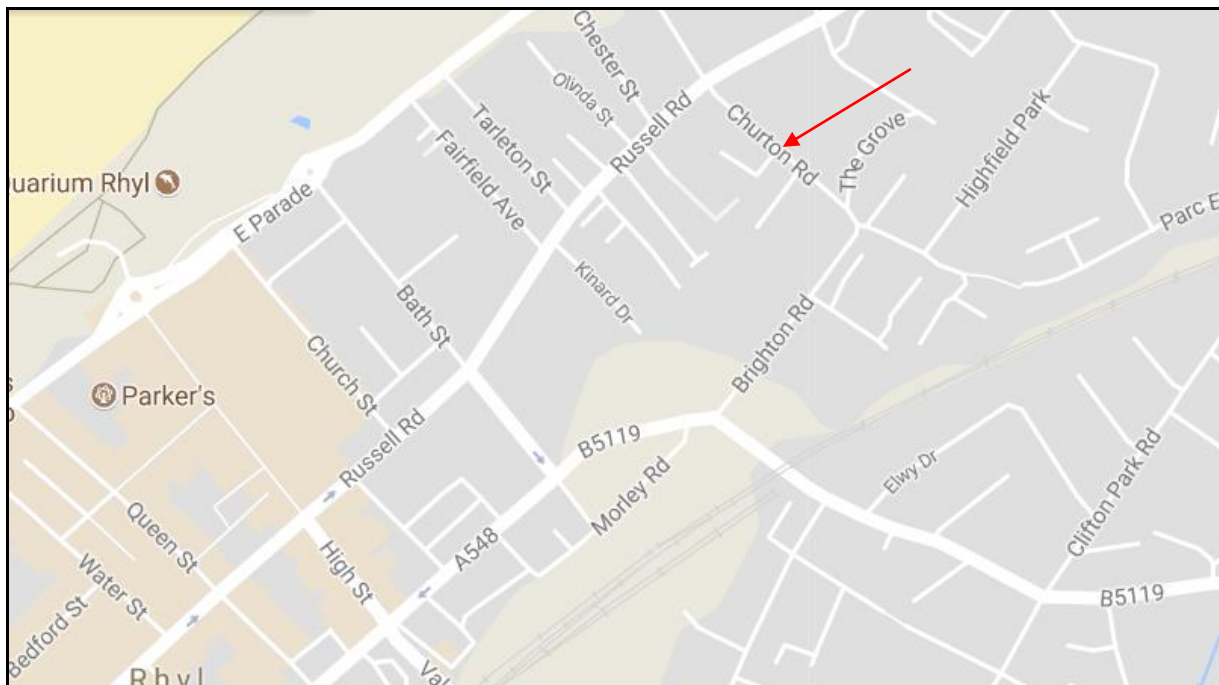
Email: gareth.williams@bacommercial.com

or Legat Owen, Tel: 01244 408219.

Email: will.sadler@legatowen.co.uk

GW 10/2017

SUBJECT TO CONTRACT



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