

TO LET

1a Nant Hall Road, Prestatyn LL19 9LR

Ground floor premises 91.4 m² (984 sq ft)



Double Fronted Shop Premises

- Double fronted full height glazed shop
- Prominent position just off High Street and close to Prestatyn Retail Park anchored by Tesco
- Good pedestrian foot flows to the High Street and Prestatyn Retail Park
- Close to various restaurants/national retailers



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is located on Nant Hall Road close to the junction of High Street and a short walk to Prestatyn Retail Park. There are a number of multiple occupiers in close proximity to the property including Subway, Rolands Chemist, Iceland, Home Bargains, Bevans DIY Store as can be seen from the location plan.

DESCRIPTION

The property provides an attached double-fronted full-height glazed shop premises with a largely open plan sales area with a rear, small kitchenette sink drainer, wc, wash hand basin. The property provides electric strip lighting and spot lights fronting onto the shop frontage, painted walls and ceilings, concrete floor with gated side entrance leading to small enclosed rear yard. The property benefits from a substantial frontage and wide pavement with potential for external seating or sales use, subject to obtaining the necessary licences.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M ²	SQ FT
Main Sales Area	88.8 m ²	956.0 ft ²
Kitchenette	2.63 m ²	28.3 ft ²
Total	91.4 m ²	984.0 ft ²
Gross Internal Shop Frontage	6.76 m	22.2 ft
Gross Shop Width	10.04 m	
Shop Depth	9.13 m	

EPC

The property has a rating of Band C. Further details are available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £16,000. An approximation of rates payable is £7,392. Parties are advised to make their own enquiries with the local council on 01824 706000.

PLANNING

We understand the premises has the benefit of Class E uses for retail / office / café / restaurant/ coffee shop or other permitted uses within Class E, under the Use Classes Order.

TERMS

The property is available to let on a new full repairing and insuring lease subject to negotiation.

PRICE

The premises is available at a rental of

£17,500 per annum

VAT

We understand VAT will not be payable on the rent payable.

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

DECLARATION DISCLOSURE

An employee or Directors of the lettings agents has an interest in this property.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

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