

williamslettings



**RETAIL SHOP PREMISES TO LET,
56 High Street, Denbigh, LL16 3LB
£17,050 P.A**

SENSE - 56 High Street, Denbigh LL16 3LB - Lease assignment

GROUND FLOOR SHOP – Upper parts excluded from repair liability (access only)

Denbigh is a busy and attractive Market Town in Denbighshire, located 40 miles from Chester and 17 miles from Mold

Accommodation

Ground Floor

A spacious shop floor featuring doors that lead to the kitchen, a fire escape, and a designated changing room area.

Kitchen

Fitted with kitchen worktops, a stainless-steel drainer sink with mixer tap, tiled splashbacks, base units, space for a fridge/freezer, W.C, wall-mounted wash basin, and an extractor fan.

Inner hall

Leading from the shop floor, storage space with staircase ascending to the first floor.

First Floor

Large open space with extractor fans, fire exit and staircase to the second floor.

Approx GIA

Ground Floor -150.8sq m 1,623 sqft

First Floor - 71.9 sq m 851 sqft

Second Floor - 8.1 sq m 87 sqft

Lease Details

Lease Term 15 years from 26 October 2020

Lease End date 25 October 2035

Tenant Break. October 2030

Current rent £17,050 pax

Rent reviews 5 yearly – RPI Indexed increases (subject to a collar and cap)

Service charge. None

Rateable Value. £16,250 2025-2026

Estimated Rates Payable. £8,109

Local Authority Denbighshire County Council

Lease is subject to a Schedule of Condition Internal Repairing Liability (including shop front – which the Landlord replaced prior to Sense taking the Lease)

EPC

EPC rating E

Viewing - By appointment only via sole agents Williams Estates

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

williamslettings