Town & Country
Estate & Letting Agents

46 High Street, Rhyl, LL18 1ET

Auction Guide £89,000

TO BE SOLD AT ONLINE AUCTION - 25th NOVEMBER 2026 AT 5.30PM. In the heart of Rhyl, this freehold terraced commercial property on High Street presents an exceptional opportunity for entrepreneurs and business owners alike. With strong business potential and ongoing income, the location is ideal, benefiting from high foot traffic and excellent visibility, making it a prime spot for retail or service-oriented ventures.

The building is currently tenanted generating a good gross yield making it suitable for investors seeking an income producing asset. The property is currently trading as a travel agent with a five year lease which started 29th October 2025 with a 3 year break clause. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.

Directions

Description

A fantastic opportunity to acquire this freehold terraced commercial property, ideally positioned on the High Street in the popular seaside town of Rhyl. Occupying a prominent position with consistent pedestrian footfall, the property offers excellent business potential and an attractive investment opportunity.

The ground floor currently operates as a travel agency and comprises a reception/office area and staff room. The first floor provides further useful accommodation, including an office, two store rooms, staff kitchen and WC.

The property is currently let to an established travel agent on a five-year lease commencing 29th October 2025, with a three-year break clause. The existing tenancy provides an immediate income stream and makes this an appealing proposition for investors seeking a commercial property with a tenant already in situ.

Early viewing is highly recommended to appreciate the location and investment potential on offer.

Accommodation Comprises;

Accessed via metal-framed glazed entrance doors to the front of the property, providing a prominent and welcoming entrance directly from the High Street.

Reception Office 35'6" x 11'6" (10.84m x 3.51m)

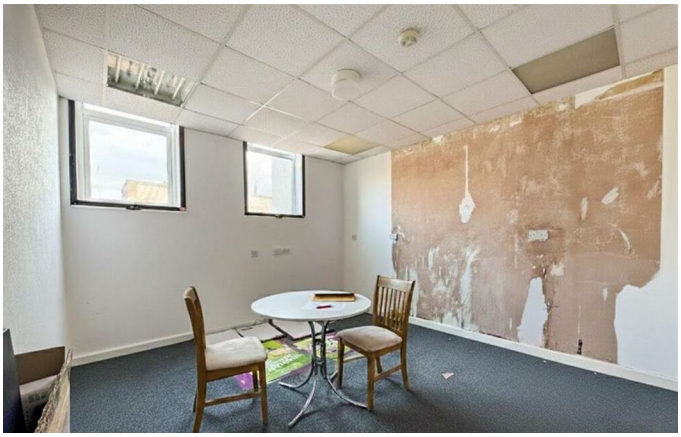
The ground floor benefits from a glazed window frontage providing excellent natural light and visibility, together with electric wall-mounted heaters and ample power points throughout. There is useful understairs storage, while the tiled ceiling incorporates fitted lighting, creating a practical and well-lit working environment.

Additional Photograph

Inner Hall 11'9" x 3'10" (3.58m x 1.17m)

A useful storage area is provided, with stairs leading to the first floor.

Staff Room 11'10" x 8'7" (3.61m x 2.62m)



Fitted with a range of work surfaces and wall-mounted storage cupboards, together with space for a tall-standing fridge/freezer. The room benefits from a tiled ceiling with integrated lighting, an electric wall-mounted heater and dual frosted windows to the rear, providing natural light whilst maintaining privacy. There is also a wall-mounted fire alarm, with a separate cupboard housing the fire alarm main switch, electric meter and consumer unit. A fire door provides direct access to the rear yard.

First Floor

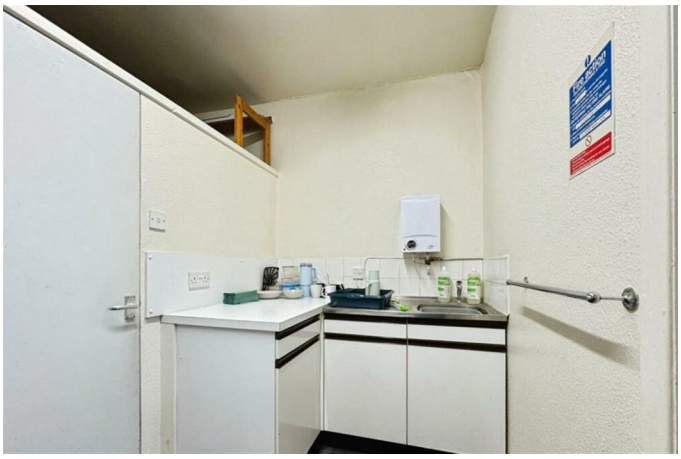
Storage Room One 8'2" x 8'2" (2.51m x 2.49m)

The room benefits from a tiled ceiling with integrated lighting and electric storage heaters, providing a practical and well-lit working environment.

Front Office 13'3" x 11'10" (4.06m x 3.62m)

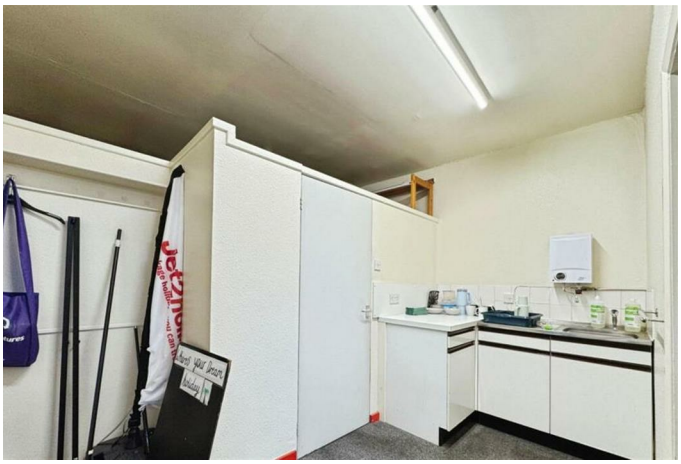
The room benefits from an electric wall-mounted heater, dual uPVC double-glazed windows to the front elevation providing good natural light, and a tiled ceiling with integrated lighting.

Storage Room Two 14'11" x 8'2" (4.57m x 2.49m)



The room benefits from an electric wall-mounted heater and ample fitted shelving, providing useful storage space.

Staff Kitchen 14'0" x 11'10" (4.29m x 3.63m)



Fitted with a range of wall-mounted and base units with worktops over, incorporating a stainless-steel sink and drainer unit. A Hyco electric water heater is mounted above the sink, and a fire door provides access to the designated fire escape.

Staff Toilet 1 4'11" x 2'8" (1.52m x 0.82m)

With a sink and tiled splashback with 'Triton' electric water heater, frosted window to the rear and door into;

Staff Toilet 2 4'11" x 4'5" (1.52m x 1.35m)

The WC benefits from a frosted window to the rear, providing natural light while maintaining privacy.

Services

The agents have not tested the appliances listed in

the particulars. Mains electric and water are believed to be connected to the property.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

Guide Price and Reserve Price

Guide Prices and Reserve Prices
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction. Further details can be downloaded from the auction website www.townandcountrypropertyauctions.co.uk.

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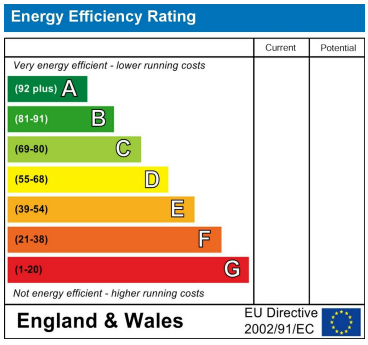
Floor Plan

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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