



williamsestates

Sense, 56 High Street – LL16 3LB
£1,420 pcm

Sense

56 High Street, Denbigh

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

Rent - £17050 pcm + VAT

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

Council Tax band: TBD





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

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charity store

 sense

cysylltu golwg, sain a bywyd
connecting sight, sound and life

Welcome to Sense
Denbigh

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