



6 WEEK COMPLETION

## SITUATION

Occupying an excellent trading position in the heart of the pedestrianised town centre, diagonally opposite the entrance to the **White Rose Shopping Centre** and amongst such multiples as **Boots, New Look, Costa Coffee, W H Smith, Poundland, Yorkshire Building Society** and many others.

Rhyl is a popular tourist destination located on the coast of North Wales lying 30 miles west of Chester and 16 miles east of Llandudno having good road links to the A55 (Junction 24) and the M53.

## PROPERTY

A substantial terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage/Staff Accommodation** at first floor, plus separate rear access to further **Storage Accommodation** at second and third floor level which is not currently used by the tenants.

## ACCOMMODATION

### Ground Floor Shop

|                      |                    |
|----------------------|--------------------|
| Gross Frontage       | 24'7"              |
| Internal Width       | 21'0"              |
| Shop Depth           | 64'2"              |
| Built Depth          | 98'7"              |
| Sales / Storage Area | Approx 1,635 sq ft |

**First Floor Storage** (not inspected by Barnett Ross)  
Area Approx 1,280 sq ft  
WC

**Second Floor Storage** – Not Inspected

**Third Floor Storage** – Not Inspected

**VAT is NOT payable in respect of this Lot**

## FREEHOLD

## PLANNING

Planning Permission was granted on 22nd December 2009 to modify and upgrade the upper floors of the existing building to provide 2 flats (Planning ref: 45/2008/0653). All enquiries to Denbighshire County Council. Currently being renewed under Planning ref: 45/2014/1273.

**£47,500 per annum**

The Surveyors dealing with this property are  
**JONATHAN ROSS** and **MATTHEW BERGER**

\* Refer to Point 9 in the 'Notice to all Bidders' page





## TENANCY

The entire property is let on a full repairing and insuring lease (subject to a Schedule of Condition) to **Game Retail Ltd** (See **Tenant Profile**) for a term of 15 years from 30th October 2003 at a current rent of **£47,500 per annum** exclusive (see **Note**).

## Rent Review 2015

## TENANT PROFILE

**Game Retail Ltd** is currently the largest retailer of Video Console Games in the UK trading from over 300 stores and reporting a 30% increase in sales in the past year. The business was publically floated in June 2014 as **Game Digital** with anticipated profits for the current year of around £44m on sales of around £800m with net cash assets of £80m.

Visit: [www.game.co.uk](http://www.game.co.uk)

**Note:** The current rent payable is £42,500 p.a. which reverts to £47,500 p.a. on 28th October 2015. There is a rent review on 30th October 2015 to a minimum of £47,500 p.a. or OMV, whichever is greater. The Vendor will make up the rent shortfall upon completion.



## VENDOR'S SOLICITORS

Bower Cotton – Tel: 020 7353 1313  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts