Lot 7

19 Wellington Road, Rhyl, Clwyd LL18 1AY

***Guide: £175,000**
Gross Yield 14.6%
In the same family ownership for over 25 years
6 week completion



SITUATION
Located close to the junction with Bodfor Street in the town centre, nearby multiples such as **HSBC, Mind, Corbett Sports** and a variety of independent traders.
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 mid terrace building comprising a **Large Ground Floor Shop** with separate front access to **Office/Ancillary Accommodation** on the first floor.

ACCOMMODATION[1]
Ground Floor Shop

Gross Frontage	31'0"
Built Depth	55'0"
Area	Approx. 1,336 sq ft
WCs	

First Floor Office/Ancillary
3 Rooms, 2 WC's

[1]Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY
The entire property is let on a full repairing and insuring lease to **William Hill Organization Limited (T/O for Y/E 31/12/2024 £502.4m, Pre-Tax Profit £30.5m and Shareholders' Funds £17.5m)** for a term of 10 years from 14th March 2023 **(in occupation since 2008)** at a current rent of **£25,600** per annum exclusive.

Rent Review and Tenant's Break March 2028

Note: Refer to the Auctioneers for the video tour of the first floor.

£25,600 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**


William HILL
corbett
210


The Property


Interior of Shop