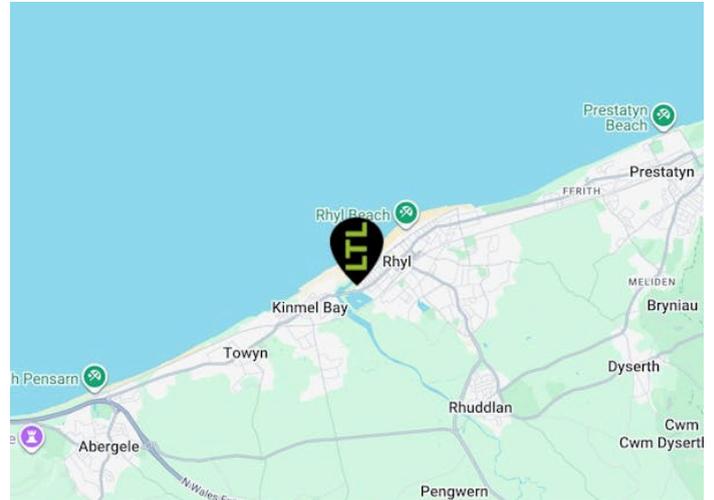


# RHYL

## TO LET

### Unit SU2, Marina Quay, LL18 1LQ



#### Location and Description

Rhyl is a popular tourist destination, located in North Wales, 11 miles east of Colwyn Bay and 7 miles west of Prestatyn. The town has a population of 26,992 (Census, 2021) and a wider catchment of 150,800 within 12 miles radius.

Marina Quay is the focus for convenience shopping in the heart of Rhyll and offers over 100,000 sqft of retail space. The park is anchored by Aldi and hosts other national retailers including B&M, Costa Coffee & The Range.

The unit is situated mid terrace in a central parade, overlooking the car park with an area to the front for outside seating. Adjacent occupiers include Greggs & Pepe's Piri Piri.

#### Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Rent: £27,500 per annum**

#### Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	1,500	139.35

#### VAT

Applicable

#### EPC

A full copy of the EPC is available upon request

#### Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

#### All Enquiries

Tim Letts  
[tletts@ltlproperty.com](mailto:tletts@ltlproperty.com)  
07990 516 673

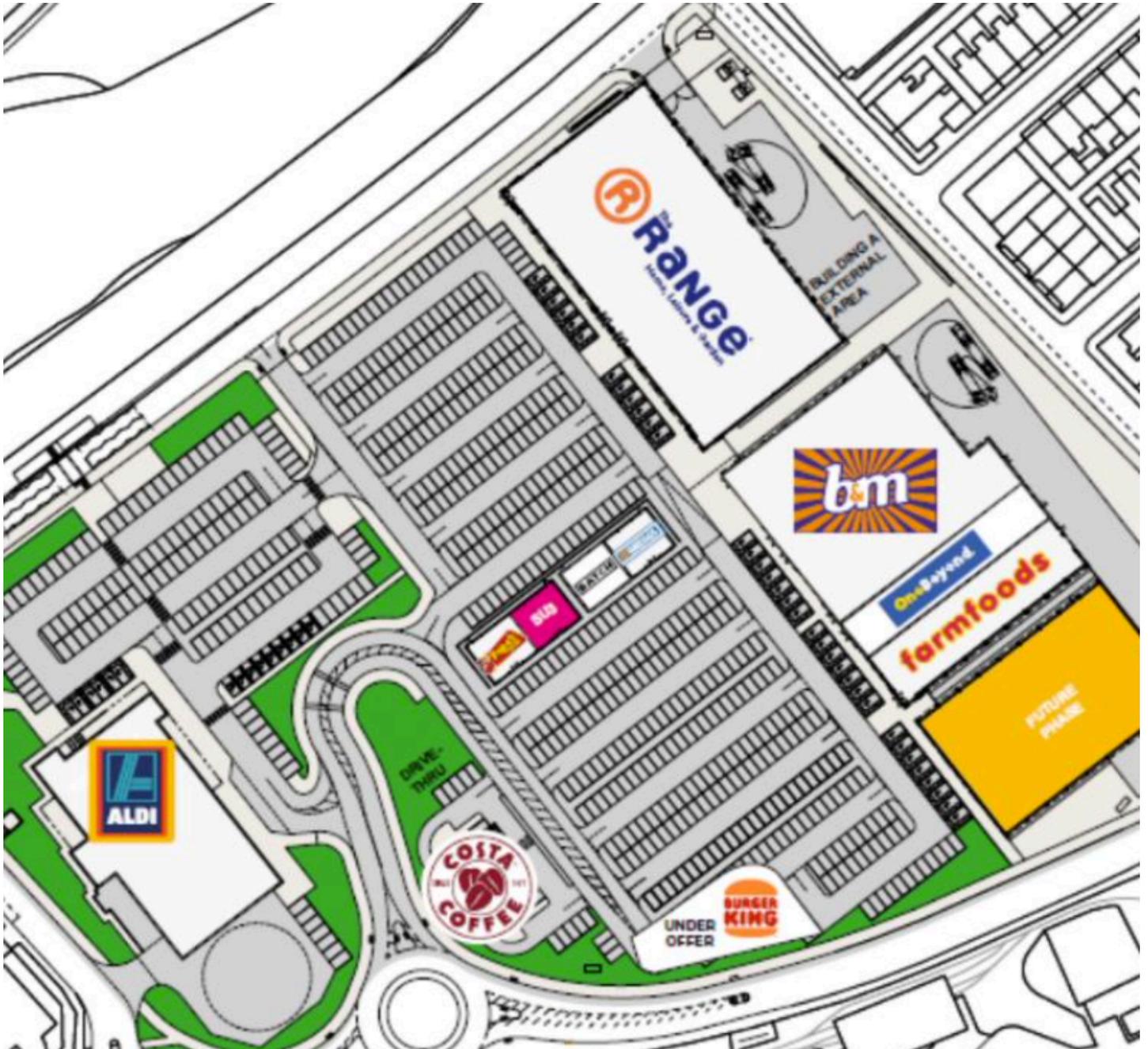
Adrian Johnson (Rawstron Johnson)  
[adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)

**TO LET**

**Unit SU2, Marina Quay, LL18 1LQ**

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS

Unit SU2, Marina Quay



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