

TO LET

PRIVATE OFFICE SUITES

25 KINMEL STREET, RHYL, DENBIGHSHIRE, LL18 1AH



Available Suites:

First Floor

Suites 1a-c (inc reception)	38 sqm / 384 sq ft
Suite 1a	9 sqm / 93 sq ft
Suite 1b/c	25 sqm / 263 sq ft
Suite 1d	13 sqm / 134 sq ft

Second floor

Suites 2a-c (inc reception)	41 sqm / 440 sq ft
Suite 2a	7 sqm / 80 sq ft
Suite 2b/c	31 sq m / 335 sq ft

All suites are available on flexible lease terms at £8 per sq ft per annum exclusive and subject to negotiation.

Description

This period style premises comprises a multi-levelled multi-purpose variety of space. Suitable for retail, office, storage, and studio uses all floors are accessed via stairwell. The premises incorporate several ancillary facilities.

Location

The premises overlook Kinmel Street in a directly south of the High Street in the seaside town of Rhyl. The North Wales Expressway (A55) is approximately five miles to the south-east via the A525. Rhyl Railway Station is less than two minutes on foot.

Utilities, Service Charge, Business Rates and Buildings Insurance are payable in addition (please contact Agent for further assistance).

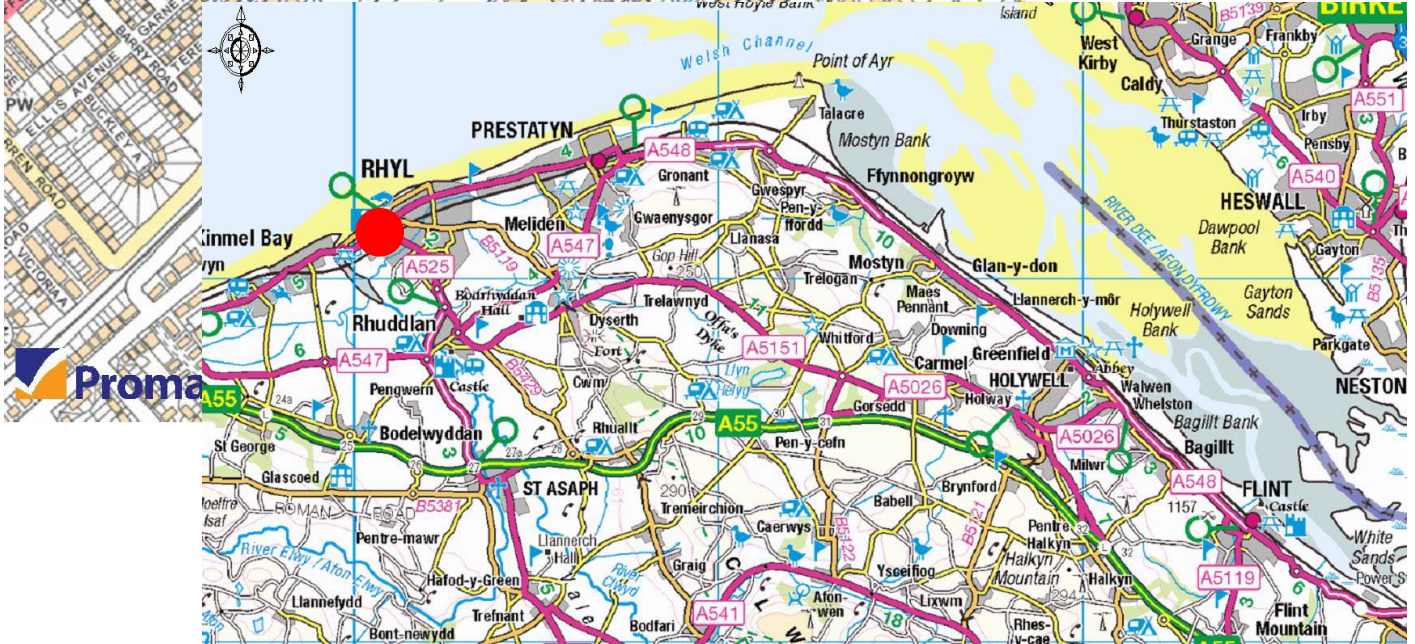
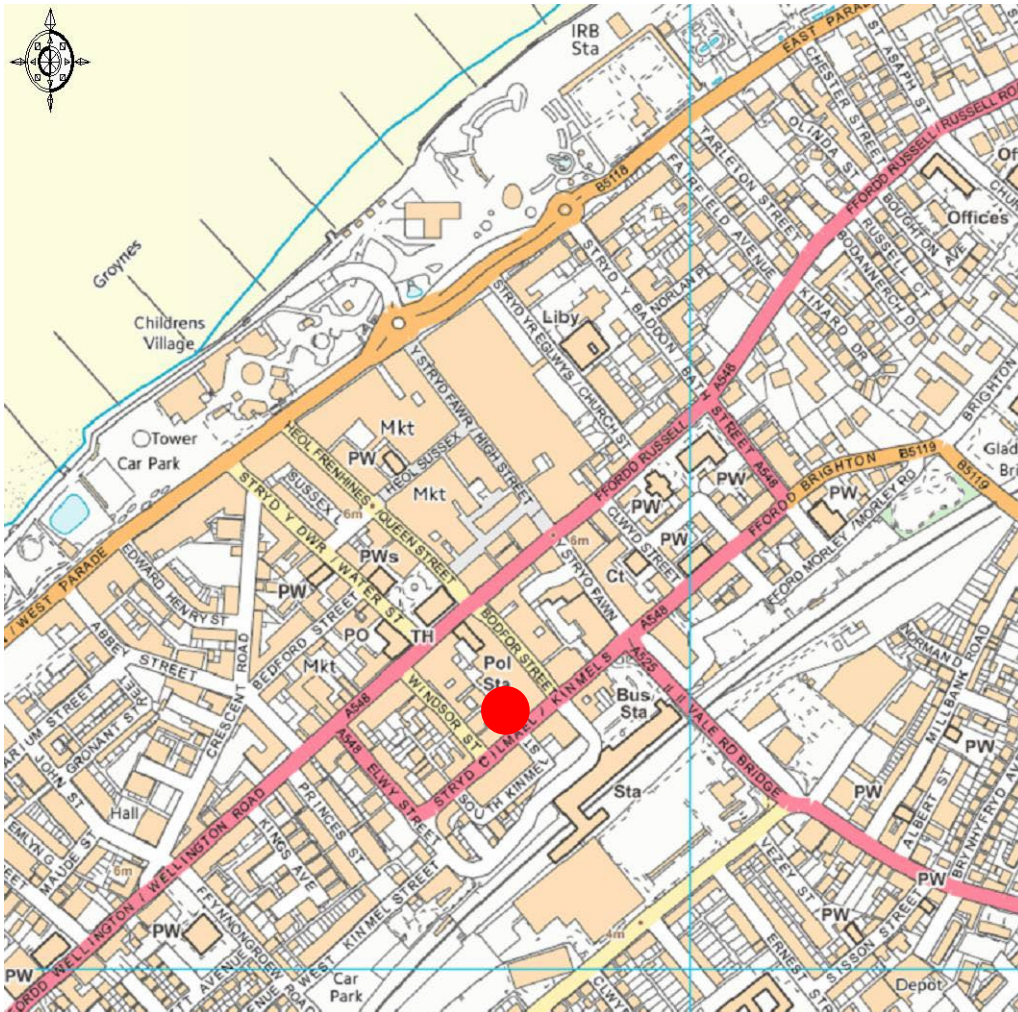
For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

• Subject to Contract • EPC D-97 • Details amended 08/23•

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley
Telford, Shropshire TF7 5AH
Tel: 01952 603303/01902 229550
enquiries@wltcommercial.co.uk
wltcommercial.co.uk





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