Flintshire CH6 5AD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





High Yielding Freehold Retail Investment

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Property Information

High Yielding Freehold Retail Investment

- Let to Iceland Foods Limited (not in occupation) until February 2030 (subject to option)
- Approximately 7,043 sq ft
- Immediate Asset Management Opportunities
- Development potential of upper parts (subject to consents)
- Nearby retailers include Tesco Express, Sainsbury's, Asda, Aldi, B&M, Domino's, Greggs, Subway and Boots Pharmacy

Lot Auction

18 13th December 2023

Status Rent

£75,981 per Annum Exclusive Available

Sector **Auction Venue** High Street Retail Live Streamed Auction

Location

Miles 13 miles north west of Chester, 18 miles south of Liverpool

A55, A494, A548, M6, M53

Roads Flint Train Station Rail

Liverpool John Lennon Airport Air

Situation

Flint is a North Wales town with a population of around 13,000 and enjoys good communications via the A55 giving access to Chester (13 miles east) and the M56, as well as regular rail services. The property is situated on the south side of Church Street, with retailers including Tesco Express, Sainsbury's, Asda, Aldi, B&M, Domino's, Greggs, Subway and Boots Pharmacy.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a former supermarket arranged on the ground and first floors. The property is serviced to the rear via Sydney Street.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	534.74 119.56	(5,756) (1,287)	ICELAND FOODS LIMITED (1)	25 years from 28/02/2005 (2)	£75,981 rising to £85,965 in February 2025
Total		654.30	(7,043)			£75,981

⁽¹⁾ For the year ending 24th March 2023, Iceland Foods Limited reported a turnover of £3,864,900,000 and a net worth of £684,700,000 (www.northrow.com). The tenant is currently not in occupation, having vacated in May this year.

⁽²⁾ The lease is subject to a tenant only option to determine on 28/02/2025.

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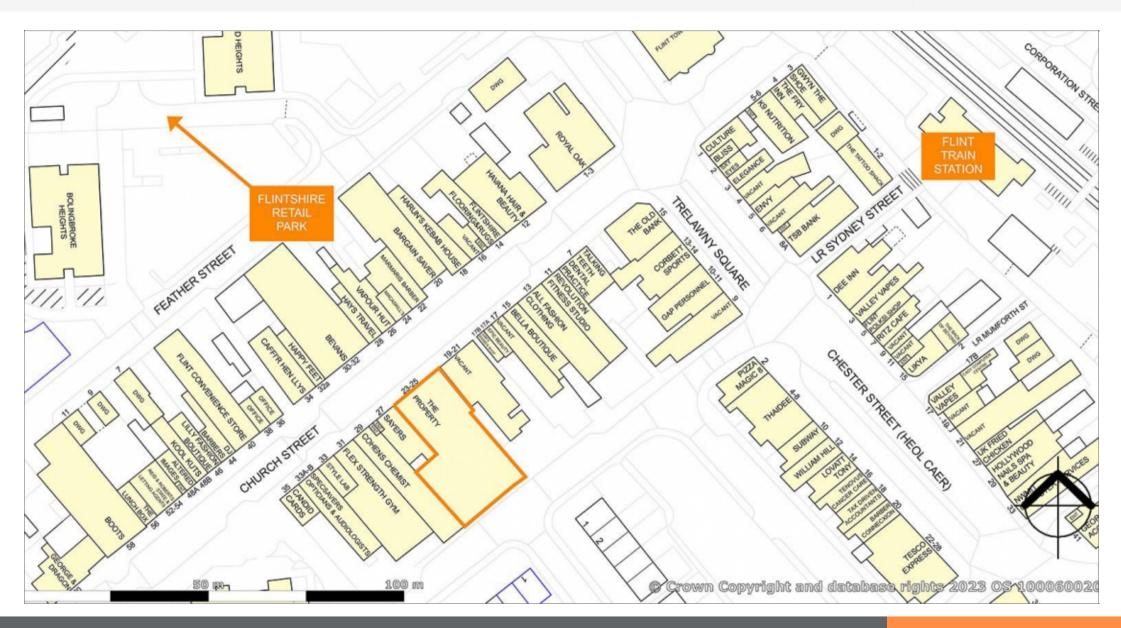




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Contacts

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