

6 Wrexham Street Mold, Flintshire CH7 1ES

lot 49

Freehold Retail Investment

- Let to Corbett Bookmakers Limited until 2030
- Historic town centre location
- Nearby occupiers include Lloyds TSB, First Choice, J D Wetherspoon and New Look
- Six Week Completion Available

Rent
£30,500
per annum
exclusive



Location

Miles: 9 miles west of Chester
18 miles south-east of Liverpool
Roads: A494, A55, M56, M53
Rail: Buckley Rail, Penyffordd Rail
Air: Liverpool John Lennon Airport, Manchester Airport

Situation

Mold is an attractive historic town and is the largest town in Flintshire. The property is situated in the town centre close to The Cross and High Street where a twice weekly market operates. Nearby occupiers include Lloyds TSB, First Choice, J D Wetherspoon and New Look.

Description

The property comprises a retail unit and ancillary accommodation on the ground floor with ancillary accommodation on part of the first floor. There is a hairdressing salon on part of the first floor and the whole of the second floor which the tenant has sublet.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	121.15 sq m	(1,304 sq ft)	CORBETT BOOKMAKERS LIMITED (1)	25 years from 25/12/2005 until 2030 (2)	£30,500	2015 and 5 yearly
	Ancillary	52.95 sq m	(570 sq ft)				
Part First	Ancillary	58.25 sq m	(627 sq ft)				
	Hairdressing	51.10 sq m	(550 sq ft)				
Second	Salon	48.31 sq m	(520 sq ft)				
Totals		331.76 sq m	(3,571 sq ft)			£30,500	

(1) For the ending 31st March 2010, Corbett Bookmakers Limited reported a turnover of £162,581,000, a pre-tax profit of £850,876 and a total net worth of £5,545,000. (Source: www.riskdisk.com 21/09/2011). (2) The tenant has sublet part of the first floor and the whole of the second floor of the property.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Martin Szamfeber
Tel: +44 (0)20 7034 4858.
Email: martin.szamfeber@acuitus.co.uk
www.acuitus.co.uk

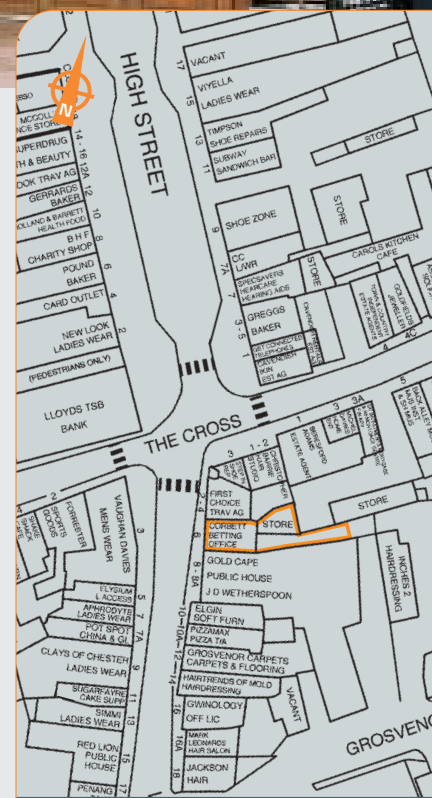
Associate Auctioneers:

Mason Owen
Gladstone House, 11 Union Court,
Liverpool L2 4UQ.
Tel: +44 (0)151 242 3000.
Email: jamie.moffatt@masonowen.com
Ref: Jamie Moffatt.



Solicitors:

Hill Dickinson
1 St Pauls Square, Liverpool L3 9SJ.
Tel: +44 (0)151 600 8000.
Email: deborah.halsall@hilldickinson.com
Ref: Deborah Halsall.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office
© Crown Copyright 100020449. For identification purposes only.