

lot 35

**Superdrug, Unit 1 Market Hall, 14 Market Street
Abergele, Conwy LL22 7AA**

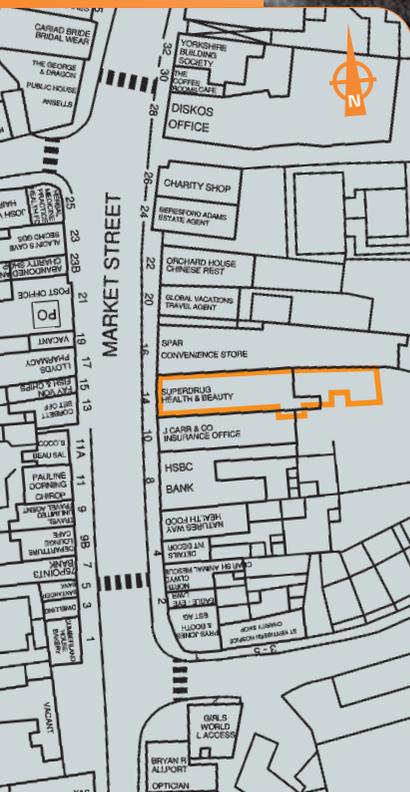
Rent
£35,000
per annum
exclusive

Freehold Retail Investment

- Let to Superdrug Stores plc until 2019
- Prominent High Street location
- Nearby occupiers include HSBC, Halifax Bank and Lloyds Pharmacy
- Six Week Completion Available



On behalf of
Joint Administrators



Location

Miles: 27 miles east of Bangor
33 miles west of Chester
Roads: A55 (North Wales Express Way), A547
Rail: Abergele and Pensam Rail Station (direct to Manchester)
Air: Manchester International Airport

Situation

The property forms part of an attractive parade in a prominent position on Market Street, the main retail thoroughfare of the town. The property benefits from close proximity to other major occupiers, including HSBC, Halifax Bank, Lloyds Pharmacy and Spar.

Description

The property comprises a ground floor retail unit, with storage to the rear. In addition there are two upper floors comprising staff accommodation and ancillary storage. The property also benefits from a goods lift.

Tenure

Freehold.

VAT

VAT is applicable to this lot

NB

This property is being marketed on behalf of Gladstone Securities Limited (in administration) ("Seller") acting by its Joint Administrators who act as agents of the seller without personal liability. No warranties or guarantees in any respect, including VAT, can be given by the Administrators. In particular, the special conditions will provide that no title guarantee can be given and there will be no warranty as to vacant possession. Potential purchasers are to rely entirely on their own enquiries. The Administrators are not bound to accept the highest or any offer and act as agent of the Seller and without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	172.79 sq m (1,860 sq ft)	SUPERDRUG STORES PLC	15 years from 08/11/2004 (1)	£35,000	08/05/2014
First	Ancillary	177.05 sq m (1,905 sq ft)				
Second	Ancillary	65.21 sq m (702 sq ft)				
Totals		415.05 sq m (4,467 sq ft)			£35,000	

(1) For the year ending 31st December 2011, Superdrug Stores plc reported a turnover of £1,049,128,000, a pre-tax profit of £5,517,000 and a total net worth of £124,652,000. (Source: www.riskdisk.com 12/09/2012)

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

DLA Piper UK LLP
Princes Exchange, Princes Square, Leeds LS1 4BY.
Tel: +44 (0)113 369 2796.
Email: peter.kendall@dlapiper.com
Ref: Peter Kendall.