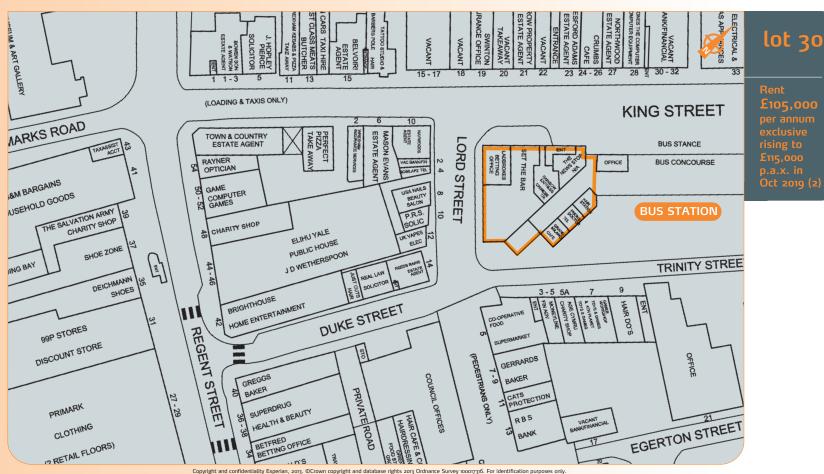


On behalf of a Major Bank





Miles: 12 miles south-west of Chester

32 miles south of Liverpool 50 miles south-west of Manchester

Roads: A525, A534, A483 Rail: Wrexham Central Railway Station

Air Liverpool John Lennon Airport

Situation

The property is situated in a prominent corner location adjacent to the town's main bus centre, on the northern side of Lord Street, fronting both King Street and Trinity Street. Nearby occupiers include Co-Operative Food, JD Wetherspoon, Greggs, Superdrug and McDonald's.

The property, a shopping arcade arranged over ground and first floor, comprises six retail units and a large bar/restaurant.

Long Leasehold. Held from Wrexham Borough Council for a term of 150 years from 1st July 2003 at a fixed peppercorn rent.

VAT is applicable to this lot.

| Unit | Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews/(Reversions) |
|---------|-------------------------------------|----------------------|--------------------------|----------------------------|--|---------------------------------|--------------------|--|
| 1 | Ground | Betting Shop | 85.10 sq m | (916 sq ft) | LADBROKES BETTING & GAMING LIMITED (1) | 15 years from 24/06/2003 | £24,000 | (23/06/2018) |
| 2 | Ground & First | Public House | 557.97 sq m | (6,006 sq ft) | H J CYFYNGEDIG (t/a Set The Bar) with guarantee | 6 years from 29/10/2014 | £20,000 (2) (3) | (28/10/2020) |
| 3 | Ground First | Hot Food Takeaway | 85.10 sq m 77.48 sq m | (916 sq ft) (834 sq ft) | Y Y LEE (t/a Rainbow Express Chinese) | 15 years from 27/02/2004 | £22,500 | (26/02/2019) |
| 4 | Ground First | Retail | 75.25 sq m 65.96 sq m | | J & M EASTHAM (t/a The News Stop) | 12 years from 26/09/2012 (4) | £15,000 | 26/09/2015 & three yearly (25/09/2024) |
| Kiosk 1 | Ground | Retail | 32.61 sq m | (351 sq ft) | S J LAND (t/a Grand Milano Café) | 3 years from 05/09/2012 | £7,000 | (04/09/2015) |
| Kiosk 2 | Ground | Retail | 33.35 sq m | (359 sq ft) | J & M EASTHAM (6) | 12 years from 26/09/2012 | £8,500 | 26/09/2015 & three yearly (25/09/2024) |
| Kiosk 3 | Ground | Retail | 32.14 sq m | (346 sq ft) | THE HAIR STATION (WXM) LTD | 15 years from 21/10/2005 (5) | £8,000 | 21/10/2015 (20/10/2020) |
| Totals | Totals 1,044.96 sq m (11,248 sq ft) | | | | | | £105,000 | (2) |

Totals 1,044.96 sq m (11,248 sq ft)

(1) For the year ending 31st December 2013, Ladbrokes Betting & Gaming Limited reported a turnover of £818,578,000, pre-tax profits of £87,693,000 and a total net worth of £994,620,000. (Source: www.riskdisk.com 08/04/2015)
 (2) As to Unit 2, the lease provides for fixed increases in rent. From 29th October 2014 the unit produces £17,500 p.a.x., from 29th October 2015 the rent will increase to £20,000 p.a.x., from 29th October 2016 the rent will increase to £20,000 p.a.x., from 29th October 2017 the rent will increase to £20,000 p.a.x., from 29th October 2018 the rent will increase to £30,000 p.a.x. The seller will pay the buyer the difference between the current rent reserved and £20,000 per annum exclusive from completion of the sale until 29th October 2015. Therefore Unit 2 will produce £20,000 p.a.x. from completion of the sale.

(3) As to Unit 2, the seller is holding a £3,750 rent deposit.
(4) As to Unit 2, the lease provides for a tenant option to determine the lease on 26th September 2018 and the seller is holding a £9,000 rent deposit.
(5) As to Kiosk 3, the tenant has exercised the option to determine the lease on 21st October 2015 and is subject to a schedule of condition. The seller is holding a £2,037.50 rent deposit.
(6) As to Kiosk 2, the tenant has sublet the property.

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