

The Market Cross Public House, 9-11 High Street Holywell, Flintshire CH8 7LA

lot 24

Freehold Public House Investment

- Let to J D Wetherspoon plc until April 2041 (subject to option)
- Fixed rental uplift in April 2016 and 5 yearly thereafter
- Approximately 787.00 sq m (8,471 sq ft)
- Prominent pedestrianised town centre location
- Close to Tesco Supermarket, Superdrug and Iceland

Rent
£35,000
per annum
exclusive
with fixed
rental uplifts
every 5 years



Location

Miles: 16 miles north-west of Chester
28 miles south of Liverpool
Roads: A55, M53
Air: Liverpool John Lennon Airport

Situation

The property is prominently situated on the north side of High Street close to its junction with Well Street, in the heart of Holywell town centre. Nearby occupiers include a Tesco Supermarket, Superdrug, Iceland, Peacocks and both HSBC and NatWest banks.

Description

The property comprises a public house arranged on the ground and first floors. The ground floor comprises a public house/restaurant with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Fixed Rental Uplifts
Ground First	Public House Ancillary	422.00 sq m	(4,542 sq ft)	JD WETHERSPOON PLC (1)	30 years from 04/04/2011 until 03/04/2041 (2)	£35,000 rising to £37,625 (2016)	04/04/2016 and five yearly thereafter
		365.00 sq m	(3,929 sq ft)			rising to £40,447 (2021)	
						rising to £43,481 (2026)	
						rising to £46,742 (2031)	
						rising to £50,248 (2036)	
Total Area		787.00 sq m	(8,471 sq ft)				

- (1) For the year ending 27th July 2014, JD Wetherspoon plc reported a turnover of £1,409,333,000, pre-tax profits of £78,365,000 and a total net worth of £200,330,000. (Source: Experian Group: 06/11/2015)
(2) The lease is subject to a tenant option to break on 4th April 2026.

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