

lot 13

15 High Street
Mold, Flintshire CH7 1AZ

Rent
£52,000 per
annum
exclusive,
subject to
note 3

Freehold Retail Investment

- Let to GR & MM Blackledge plc (t/a Bodycare) on a new 10 year lease (no breaks)
- Opposite an entrance to the Daniel Owen Shopping Centre

- Nearby occupiers include WH Smith, Boots the Chemist, Superdrug, Costa, Specsavers and JD Wetherspoon
- Tenant to undertake refurbishment programme prior to fit out



On behalf of Receivers **CBRE**

Location

Miles: 13 miles west of Chester
13 miles north-west of Wrexham
23 miles south-west of Liverpool
Roads: A494, A55, M53, M56
Air: Liverpool John Lennon Airport

Situation

The property is situated in a prominent trading position in the heart of the town centre on the east side of the High Street opposite an entrance to the Daniel Owen Shopping Centre. Nearby occupiers include WH Smith, Boots the Chemist, Superdrug, Costa, Specsavers and JD Wetherspoon.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant.	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	291.06 sq m	(3,133 sq ft)	GR & MM BLACKLEDGE PLC (t) (t/a Bodycare)	10 years from 09/09/2016 on a full repairing and insuring lease (2)	£52,000 (3)	09/09/2021 (08/09/2026)
First	Ancillary	102.66 sq m	(1,105 sq ft)				
Second	Ancillary	71.63 sq m	(771 sq ft)				
Total		465.35 sq m	(5,009 sq ft)			£52,000 (3)	

- (1) For the year ending 31st December 2015, GR and MM Blackledge plc reported a turnover of £134,874,678, pre-tax profits of £4,877,048 and a total net worth of £24,532,501 (Source: Experian Group 05/09/2016).
- (2) The lease is subject to a schedule of condition.
- (3) Under the terms of the lease the tenant is to benefit from a 12 month rent free period expiring 8th September 2017. The seller has agreed to adjust the completion monies so that the property will produce £52,000 p.a.x from completion of the sale.

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854
Email: jo.seth-smith@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Walker Morris LLP
Kings Court, 12 King Street, Leeds, LS12 2HL
Tel: +44 (0)113 283 2656
Email: austin.judson@walkermorris.co.uk
Ref: Austin Judson

