

20 Church Street Flint, Flintshire CH6 5AE

lot 28

Freehold Retail Investment

- Entirely let to Superdrug Stores plc
- New lease (renewal) from September 2015
- Re-based rent
- Nearby retailers include Iceland, Boots the Chemist, Lloyds Pharmacy, and branches of

- HSBC and TSB banks
- Prominent position in the heart of the town centre
- Approximately 200 metres from Flint Railway Station

Rent
£16,900 per
annum
exclusive



On the
Instructions of



Location

Miles: 12 miles north-west of Chester
18 miles north of Wrexham
22 miles south-west of Liverpool

Roads: A55, M53 (Junction 11), M56 (Junction 15)

Rail: Flint Railway Station

Air: Liverpool John Lennon Airport

Situation

The property is situated on the northern side of Church Street, one of Flint's principal retailing thoroughfares. Nearby retailers include Iceland, Boots the Chemist, Lloyds Pharmacy, and branches of HSBC and TSB banks. The property lies some 180 metres from Flint Railway Station.

Description

The property comprises a retail unit over ground and first floors. The property also benefits from a loading yard and roller shutter door to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	273.96 sq m	SUPERDRUG STORES PLC (2)	5 years from 29/09/2015 on full repairing and insuring terms	£16,900	(28/09/2020)
First (1)	Not Measured	(2,949 sq ft)				
Totals		273.96 sq m			£16,900	

(1) The first floor is not currently accessible.

(2) For the year ending 26th December 2015, Superdrug Stores Plc reported a turnover of £1,105,002,000, pre-tax profits of £56,842,000 and a total net worth of £50,149,000 (Source: Experian Group 02/08/2016).

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Buyer's Legal Report Service

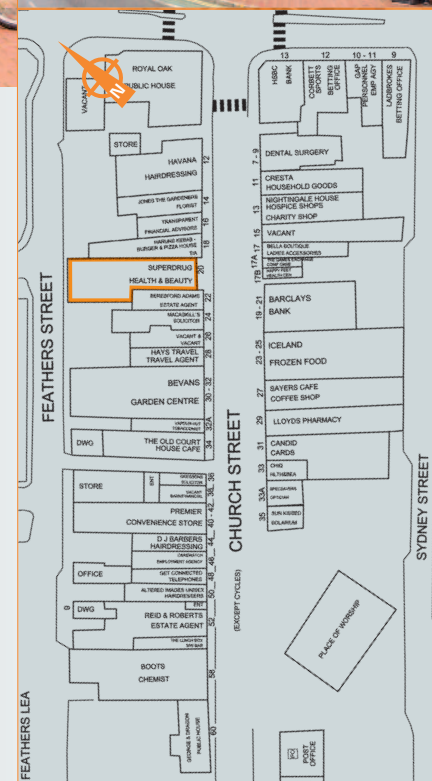
Dentons UK/MEA LLP

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