

lot 114

Ney Court, Yorke Street & 25-28 High Street  
Wrexham, LL13 8LW

Rent  
£68,600 per  
annum  
exclusive

Freehold Town Centre Mixed Use  
Investment

- Comprises a restaurant, two self-contained office suites and twelve residential flats
- Two offices and four flats offered with vacant possession

- Prominent town centre location
- Close to Eagles Meadow Shopping Centre and pedestrianised Hope Street
- Asset Management Opportunities



On Behalf of a Major  
Fund Manager



Location

Miles: 12 miles south-west of Chester  
32 miles south of Liverpool  
50 miles south-west of Manchester  
Roads: A483, A534, M53, M56  
Rail: Wrexham Central Railway Station  
Air: Liverpool John Lennon Airport

Situation

The property is situated in a prominent corner position on the south side of the High Street at its junction with Yorke Street in the heart of Wrexham town centre. The property is close to pedestrianised Hope Street and Eagles Meadow Shopping Centre which houses retailers including Debenhams, Boots the Chemist, H&M, Next and Topshop/Topman. Other nearby occupiers include WH Smith, New Look, Bodycare, Nationwide and Ladbrokes.

Description

The property, a substantial mixed use development comprises a ground floor restaurant fronting the High Street, two self-contained ground floor office suites and twelve residential flats on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
25-28 High Street	Ground & Basement	Restaurant/ Ancillary	221.85 sq m	(2,388 sq ft)	<b>INDIVIDUAL (t/a Eastern Sheraton Chinese Restaurant)</b>	25 years from 28/04/2006	£29,000	28/04/2021 28/04/2026 (27/04/2031)
2 & 3 Yorke Street (North)	Ground	Office	105.72 sq m	(1,138 sq ft)	<b>VACANT</b>			
Flat 1	First	One bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 10/12/2015	£4,800	(28/09/2016)
Flat 2	First	One bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 06/02/2015	£4,800	Holding over
Flat 3	First	One bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 11/08/2016	£4,800	(10/02/2017)
Flat 7	First	Two bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 27/03/2016	£5,400	(26/03/2017)
Flat 8	First	One bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 29/03/2012	£4,800	Holding over
Flat 10	Second	One bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 17/08/2016	£4,800	(16/02/2017)
Flat 11	Second	One bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 10/02/2016	£4,800	Holding Over
Flat 12	Second	Two bedroom flat	Not Measured		<b>INDIVIDUAL</b>	AST - From 16/04/2016	£5,400	(15/10/2016)
Flat 4, 5, 6, & 9	First and Second	One bedroom flats	Not Measured		<b>VACANT</b>			
<b>Total Commercial Floor Area</b>			<b>327.57 sq m</b>	<b>(3,526 sq ft)</b>	<b>Plus 12 Flats</b>		<b>£68,600</b>	

For further details please contact:

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857  
Email: gwen.thomas@acuitus.co.uk  
**Georgina Roberts**  
Tel: +44 (0)20 7034 4863  
Email: georgina.roberts@acuitus.co.uk  
[www.acuitus.co.uk](http://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](http://www.acuitus.co.uk) for further details



Seller's Solicitors:

**Irwin Mitchell LLP**  
40 Holborn Viaduct, London, EC1N 2PZ  
Tel: +44 (0)203 040 3433.  
Email: andrew.mcgrath@irwinmitchell.com  
Ref: Andrew McGrath



Copyright and confidentiality Experian, 2013.  
© Crown copyright and database rights 2013 Ordnance Survey 10007316.  
For identification purposes only.