

Lot 16

£275,388 per annum exclusive

Wilko, Market Street & Queen Street, Rhyl, Denbighshire LL18 1RL

Freehold Retail Investment



Tenancy and accommodation

Lot 16

£275,388 per annum
exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First	Retail/Ancillary Ancillary	1,785.92 sq m 693.60 sq m	(19,224 sq ft) (7,466 sq ft)	WILKO RETAIL LIMITED (1)	20 years from 30/05/2006 until 29/05/2026 on a full repairing and insuring lease	£275,388	30/05/2021
Totals		2,479.52 sq m	(26,690 sq ft)			£275,388	

(1) For the year ending 30th January 2016, Wilko Retail Limited reported a turnover £1,464,475,000, pre-tax profits of £25,955,000 and a total net worth of £182,398,000 (Source: Experian Group 27/04/2017).

NB: There is a sub-station on-site let to SP Manweb Plc for a term of 99 years from 26th May 2006 at nil rent.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act 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 Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Key Details

- Entirely let to Wilko Retail Limited until 2026 (no breaks)
- Pedestrianised town centre location
- Situated close to the White Rose Shopping Centre
- Nearby occupiers include Boots, New Look, Costa, Holland & Barrett and JD Sports

On behalf of Joint LPA Receivers

Location

Miles: 29 miles north-west of Chester
37 miles south-west of Liverpool

Roads: A548, A55

Rail: Rhyl Railway Station

Air: Liverpool John Lennon Airport

Situation

The property is prominently situated on the north side of pedestrianised Market Street, at its junction with Queen Street in the heart of the town centre. The property is close to the White Rose Shopping Centre, which houses retailers including Boots, New Look, JD Sports and Specsavers. Other nearby occupiers include Costa, Holland & Barrett, Savers, Peacocks, JD Wetherspoon, Santander and NatWest.

Description

The property comprises a purpose built retail unit with a double height entrance and comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from frontages to both pedestrianised Market Street and Queen Street.

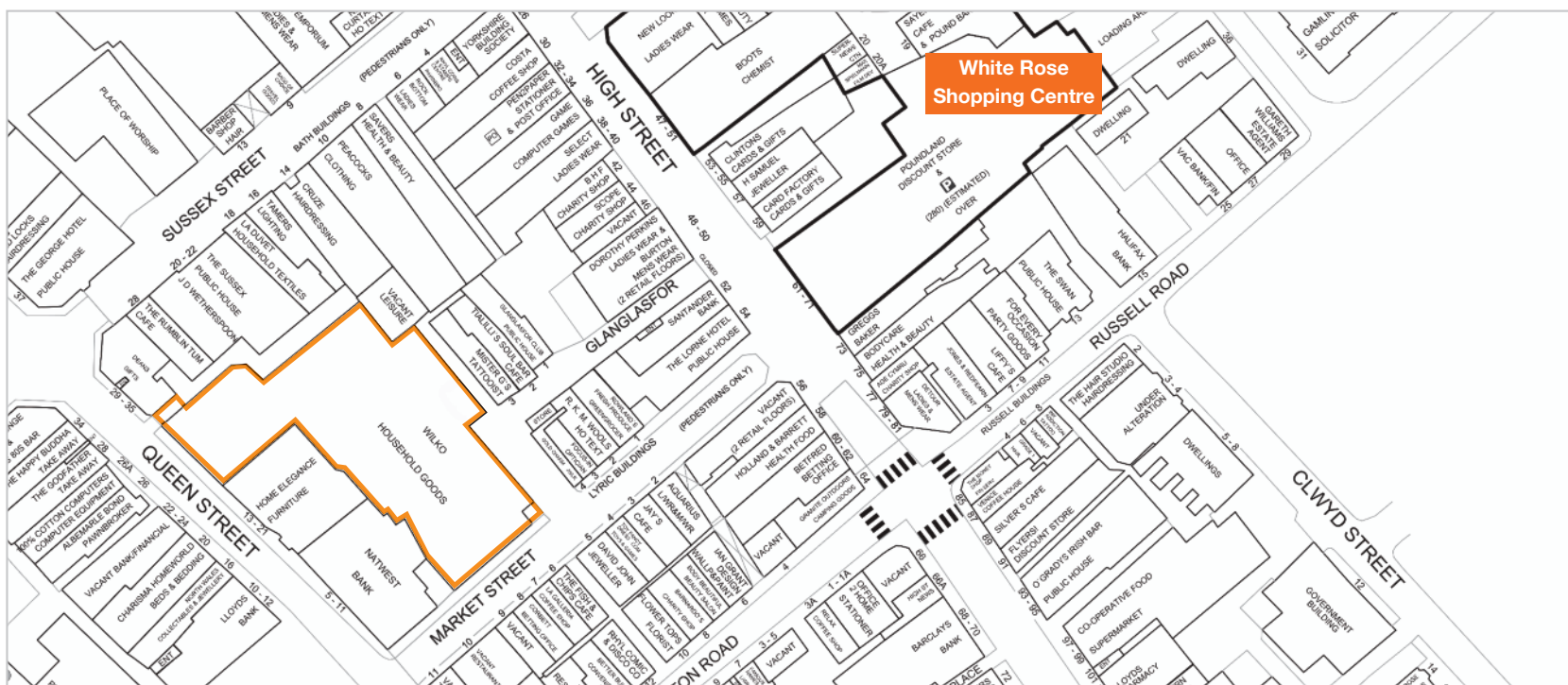
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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