

72/80 High Street,
Prestatyn, Denbighshire LL19 9BE
 Freehold Supermarket Investment

Lot 13

£65,000 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	552.68 sq m (5,949 sq ft)	ICELAND FOODS	15 years from	£65,000	11/07/2019
First	Ancillary	425.21 sq m (4,577 sq ft)	LIMITED (1)	11/07/2014 until 10/07/2029 on a full repairing and insuring lease		11/07/2024
Total		977.89 sq m (10,526 sq ft)			£65,000	

(1) For the year ending 24th March 2017, Iceland Foods Limited reported a turnover of £2,770,500,000, pre-tax profits of £67,300,000 and a total net worth of £784,100,000 (Source: Experian Group 09/11/2017). Iceland Foods is a unique British food retailer with over 880 stores throughout the UK (Source: www.iceland.co.uk 09/11/2017).

Key Details

- Let to Iceland Foods Limited until 2029 (no breaks)
- Located within popular seaside resort town
- Substantial frontage onto High Street
- Nearby occupiers include Home Bargains, William Hill, NatWest and Subway

On Behalf of Trustees

Location

Miles: 5 miles east of Rhyl
 30 miles north-west of Chester
 Roads: A548, A55
 Rail: Prestatyn Rail
 Air: Liverpool John Lennon Airport

Situation

Prestatyn is a popular seaside resort town some 5 miles east of Rhyl. The property occupies a prominent position on the west side of the High Street, some 200 metres from Prestatyn Rail Station. Nearby occupiers include Home Bargains, William Hill, NatWest and Subway.

Description

The property comprises a substantial ground floor retail unit with first floor ancillary accommodation. The property benefits from loading to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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