# Prestatyn, Denbighshire LL19 9BE

**Freehold Supermarket Investment** 





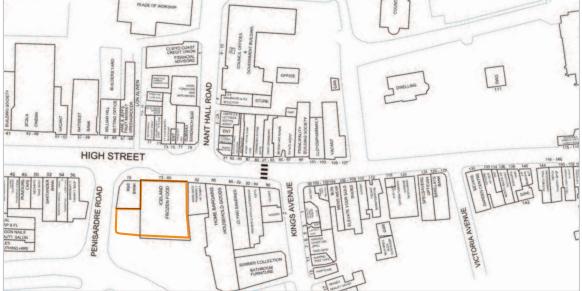




## **Tenancy and accommodation**

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



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#### 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

files: 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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