

Lot 81

£18,000 per annum (4)

52 High Street, Prestatyn, Denbighshire LL19 9BD

Freehold Shop Investment



Artist's impression (1)

Key Details

- Town centre location close to bus station and Parc Prestatyn Shopping Centre
- New lease to Cats Protection Trustee Limited (1)
- Occupiers close by include HSBC, Heron, William Hill and Iceland
- VAT-free investment

On Behalf of Mapeley



Location

Miles: 5 miles east of Rhyl
14 miles east of Colwyn Bay
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 30 miles north-west of Chester. The property occupies a prominent position on the west side of High Street, close to its junction with Bridge Street, some 200 metres from Prestatyn Rail Station and 60 metres from Prestatyn bus station. Parc Prestatyn Shopping Centre is located close by where occupiers include Tesco, Boots, Next and TK Maxx. Nearby occupiers include HSBC, William Hill, Heron, Spar, Subway and Iceland.

Description

The property comprises a ground floor shop with basement ancillary accommodation.

Tenure

Freehold.

VAT

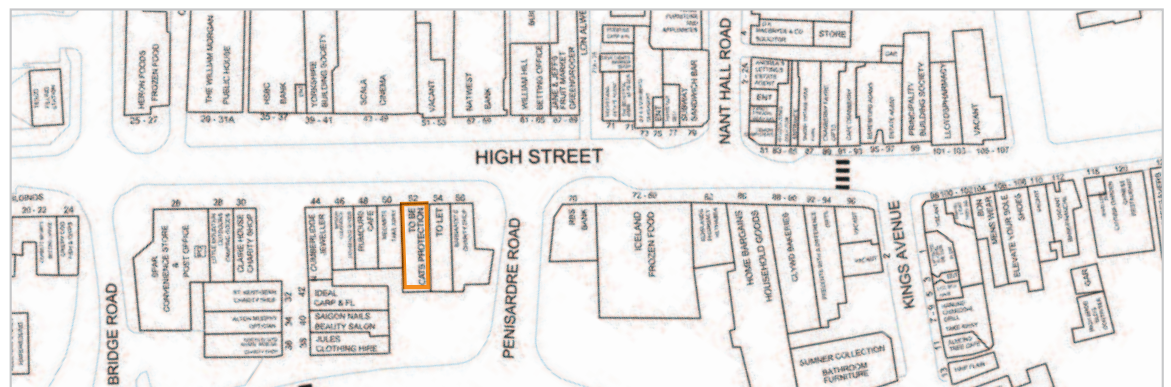
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	96 sq m (1,033 sq ft)	CATS PROTECTION TRUSTEE LIMITED (2)	10 years from (1) on £18,000 (4) a full repairing and insuring lease subject to a schedule of condition (3)	2023 (3)	
Basement	Ancillary	18.50 sq m (199 sq ft)				
Total		114.5 sq m (1,232 sq ft)			£18,000	

- (1) The Tenant has exchanged an agreement for lease conditional on landlord's works. Completion of the sale will take place on the later of (i) 6 weeks from exchange and (ii) 5 working days after completion of the lease (in substantially the same form as that appended to the agreement for lease) provided that if the lease has not completed within 12 weeks of exchange, either party can terminate the sale contract (provided always that the lease has not yet completed) following which the deposit money shall be returned to the buyer.
- (2) Cats Protection is the UK's largest feline welfare charity, with 32 centres and 89 shops nationwide (Source:- www.cats.org.uk).
- (3) Tenant's option to determine in the 5th year on 6 months' prior written notice.
- (4) There is a 3 month rent free period, but the Vendor will top up the rent so the buyer is effectively receiving £18,000 per annum from completion of the sale.



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