

Lot 90

£16,750 per annum
exclusive

7 Station Road, Colwyn Bay, Clwyd LL29 8BP Freehold Retail Investment



Key Details

- Prime pedestrianised town centre location
- Let to WH Smith Retail Holdings on new 5 year lease (subject to option)
- Nearby occupiers include Domino's Pizza, Betfred, Peacocks, Trespas and Boots the Chemist
- Rebased Rent

Location

Miles: 50 miles west of Liverpool
185 miles north of Cardiff
Roads: A55, A470
Rail: Colwyn Bay Railway Station
Air: Liverpool John Lennon Airport

Situation

The property is situated in the town's prime pedestrianised retail thoroughfare on the west side of Station Road. Neighbouring occupiers include Domino's Pizza, Betfred, Peacocks, Trespas and Boots the Chemist. The property also benefits from its close proximity to Bay View Shopping Centre, which houses tenants including Iceland, Morrisons, Costa and Argos.

Description

The property, an attractive mid terrace three storey building, comprises a ground floor retail unit with ancillary accommodation at first and second floors.

Tenure

Freehold.

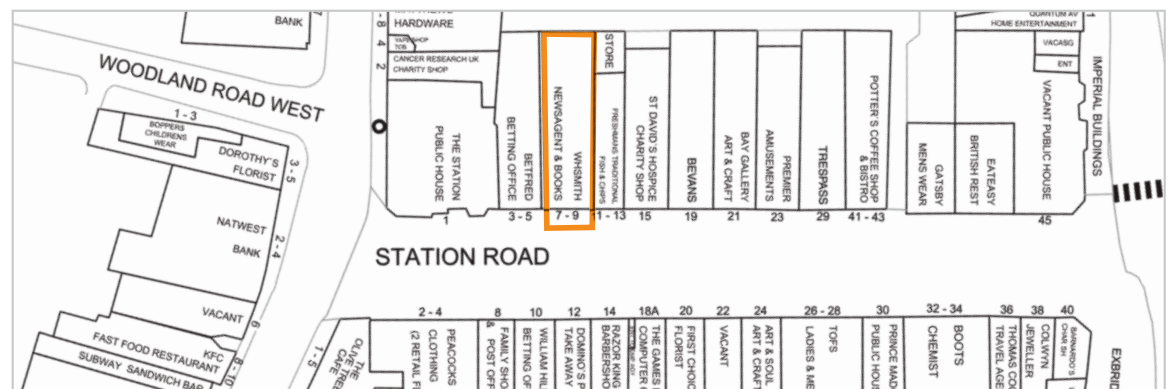
VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	190.84 sq m (2,054 sq ft)	WH SMITH	5 years from	£16,750	04/08/2023
First	Ancillary	85.97 sq m (925 sq ft)	RETAIL	05/08/2018 on a full		
Second	Ancillary	88.04 sq m (948 sq ft)	HOLDINGS	repairing and		
Basement	Ancillary	13.47 sq m (145 sq ft)	LIMITED (1)	insuring lease (2)		
Total		378.32 sq m (4,072 sq ft)			£16,750	

- (1) For the year ending 31st August 2017, WH Smith Retail Holdings Limited reported a turnover of £181,024,000, pre-tax profits of £67,219,000 and a total net worth of £449,954,000 (Source: Experian Group 30/07/2018).
(2) The lease provides for a tenant option to determine the lease on 04/08/2021.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@hotmail.com

Seller's Solicitors: Harper Macleod LLP
Paul Greenhill
+44 (0)141 227 9340
paul.greenhill@harpermacleod.co.uk