

# 50/54 Regent Street & 1/3 Imperial Buildings, Wrexham, Clwyd LL11 1HE

Substantial Freehold Retail and Office Investment

**Lot 47**

£97,500 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
1/2 Imperial Buildings	Ground First Second	Retail (sublet) Offices Offices	112.53 sq m (1,211 sq ft) 300.65 sq m (3,236 sq ft) 431.83 sq m (4,648 sq ft)	THE SECRETARY OF STATE FOR WORK AND PENSIONS (1)	45 years from 28/11/1975 until 27/11/2020	£73,000
3 Imperial Buildings	Ground First	Retail Ancillary	66.36 sq m (714 sq ft) 67.19 sq m (723 sq ft)	M. KAIUM (2) t/a Perfect Pizza	20 years from 25/12/2012 until 24/12/2032 with rent reviews in December 2022 and December 2027	£13,500
50/52 Regent Street	Ground	Retail/Ancillary	152.25 sq m (1,639 sq ft)	GAME RETAIL LIMITED (3)	1 year from 05/03/2018	-
54 Regent Street	Ground	Retail/Ancillary	69.84 sq m (752 sq ft)	ASC RETAIL LIMITED t/a The CBD Store/Vape Co.	2 years (tenancy at will) from 29/01/2015	£11,000
<b>Total</b>			<b>(1,200.65 sq m) (12,923 sq ft)</b>			<b>£97,500</b>

- (1) The Department for Work and Pensions (DWP) is responsible for welfare, pensions and child maintenance policy. As the UK's biggest public service department, it administers the state pension and a range of working age, disability and ill health benefits to around 20 million claimants and customers (Source: www.gov.uk 02/11/2018). Please note that the tenant is not in occupation and the ground floor shop has been sublet to a tenant trading as Town & Country Estate Agent at a sublet rent of £23,500 per annum.
- (2) A rent deposit of £6,625 is held by the Vendor.
- (3) Please note that the tenant occupies the shop by way of a lease outside the provisions of the Landlord and Tenant Act 1954, but only pays rates, insurance and service charge. The lease is subject to a mutual break option at any time on 3 months' notice.

### Key Details

- Unbroken retail parade comprising four shops with self-contained offices above
- Majority let to The Secretary of State for Work & Pensions
- Approximately 12,923 sq ft
- Asset management opportunities
- Opposite Primark and close to Greggs, JD Wetherspoon, McDonald's and Superdrug
- VAT-free investment
- High yielding on Guide Price

### Location

**Miles:** 12 miles south of Chester  
31 miles north of Shrewsbury  
54 miles south-west of Manchester

**Roads:** A525, A534, A483

**Rail:** Wrexham General, Wrexham Central

**Air:** Manchester International Airport  
John Lennon Airport (Liverpool)

### Situation

The property is prominently situated fronting both Regent Street and King Street, in Wrexham town centre. Nearby occupiers include Primark, Greggs, JD Wetherspoon, Superdrug, McDonald's, Waterstones and Lloyds Bank.

### Description

The property comprises a substantial building comprising four shops with separately accessed office accommodation on the first and second floors. The upper floors benefit from part comfort cooling and suspended ceilings and have a dedicated entrance foyer off King Street.

### Tenure

Freehold.

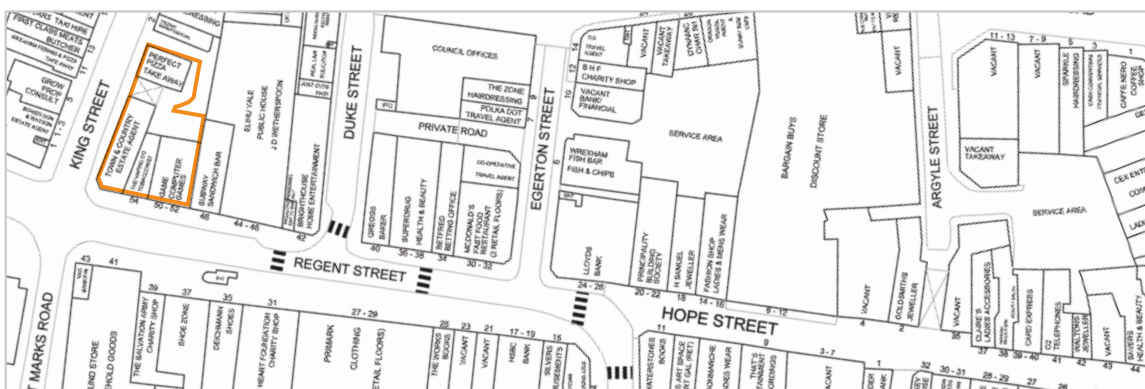
### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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