

Lot 4

£40,000 per annum exclusive

2 High Street, Mold, Flintshire CH7 1AZ Attractive Freehold Retail Investment



Key Details

- Prominent town centre location
- Entirely let to Barnardo's
- New 10 year lease from 11th October 2019 (1)
- VAT-free investment
- Adjacent to Lloyds Bank, opposite Greggs and close to Daniel Owen Shopping Centre

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	202 sq m (2,174 sq ft)	BARNARDO'S (2)	10 years from 11/10/2019 expiring 10/10/2029 on a full repairing and insuring lease (1) (3) (5)	£40,000 (4)	11/10/2024
First	Ancillary	42 sq m (452 sq ft)				
First		2 bedroom flat				
Total		244 sq m (2,626 sq ft) plus 2 bedroom flat			£40,000	

- (1) Subject to a tenant's option to determine in the 5th year upon 6 months' written notice.
- (2) Barnardo's has over 10,000 volunteers in its 700 shops (Source: www.barnardos.org.uk).
- (3) Front section of the first floor is subject to a schedule of condition.
- (4) The tenant has a 6 month & 2 week rent free period. The Seller will adjust completion monies so that the property effectively produces £40,000 per annum from completion of the sale.
- (5) The tenant is currently undertaking fit out works.

On Behalf of WESLEYAN

Location

Miles: 13 miles west of Chester
13 miles north-west of Wrexham
23 miles south-west of Liverpool

Roads: A494, A55, M53, M56

Air: Liverpool John Lennon Airport

Situation

The property is situated in a prominent trading position in the heart of the town centre, on the west side of High Street close to an entrance to the Daniel Owen Shopping Centre, where occupiers include Argos, Oxfam, Peacocks, Vision Express and Poundstretcher. Nearby occupiers on High Street include Lloyds Bank, WHSmith, Boots, Superdrug, Costa, Specsavers, HSBC and Greggs.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on part first floor. The remainder of the first floor comprises a 2 bedroom flat not currently used.

Tenure

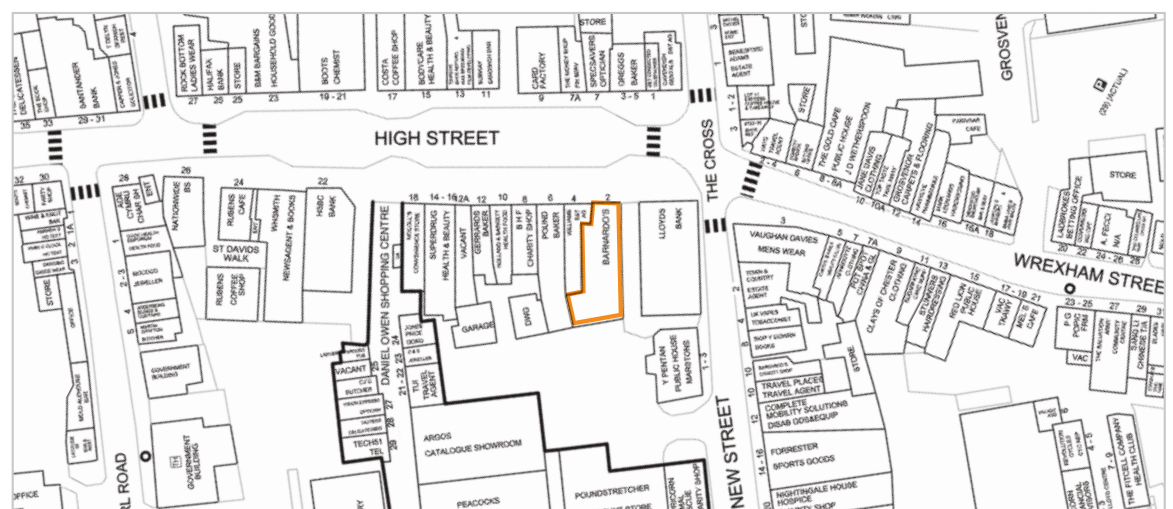
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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