

Lot 13

£150,000 Per Annum
Exclusive

101 Mostyn Street, Llandudno, Conwy LL30 2PD High Yielding Retail Investment



Key Details

- Let to WH Smith Retail Holdings Limited
- Shop includes town centre's only Post Office
- Large, well configured shop approximately 701.51 sq m (7,551 sq ft) including first floor trading area
- Nearby occupiers include Sainsbury's Local, Poundland, Caffe Nero, The Works and Savers Health and Beauty

Location

Miles: 16 miles west of Rhyl
33 miles east of Anglesey
Roads: A470, A55
Rail: Llandudno
Air: Liverpool Airport

Situation

Llandudno is an attractive seaside town in North Wales, approximately 33 miles east of Anglesey. The property is located in a prominent position on the north side of Mostyn Street, the town's main shopping street. Nearby retailers include Sainsbury's, Poundland, Caffe Nero, The Works, Savers Health and Beauty and various banks.

Description

The property, which is Grade II Listed, comprises a large, well configured double-fronted shop on the ground floor, with further sales accommodation on the first floor. The shop includes the town centres' only Post Office. The basement and second floors are arranged as ancillary accommodation.

Tenure

Long Leasehold. Held for a term of 2000 years from 30/11/1920 at a fixed head rent of £18 per annum.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

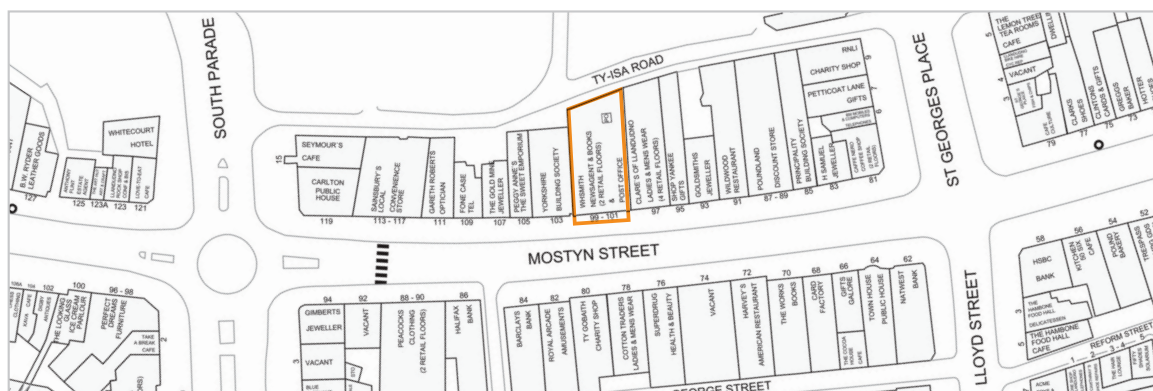
Band C. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	343.74 sq m	(3,700 sq ft)	WH SMITH RETAIL HOLDINGS LIMITED (1)	Term of years from 14/08/2009 until 29/05/2022 on a full repairing and insuring lease	£150,000 (2)
First	Retail/Ancillary	163.23 sq m	(1,757 sq ft)			
Basement	Ancillary	124.86 sq m	(1,344 sq ft)			
Second	Ancillary	69.68 sq m	(750 sq ft)			
Total		701.51 sq m	(7,551 sq ft)			£150,000 (2)

(1) For the year ending 31st August 2019, WH Smith Retail Holdings Limited reported a turnover of £187,524,000, pre-tax profits of £116,655,000 and shareholders funds of £614,113,000 (source: SmartSearch 30/09/2020).

(2) The tenant is paying the rent monthly in advance.



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