

# Wrexham

## 44-48 Regent Street Clwyd LL11 1RR

- Well Let Freehold Leisure Investment
- Majority let to Wetherspoons on a lease expiring June 2033 (1)
- Rent Review 2013 (Wetherspoons)
- Total Current Rents Reserved  
**£96,000 pa**



**Tenure**  
Freehold.

**Location**  
Wrexham is located midway between Chester and Oswestry and is the largest town in North Wales. The town is the administrative centre for Wrexham County Borough and has a population of some 42,000. The town also enjoys regular rail services and is situated at the junction of A534 and A483. The property, located within a Conservation Area, is situated at the western end of Regent Street close to its junction with Duke Street, close to one of the town's principal multi-storey car parks. The immediate vicinity is popular with large space users with branches of Primark, 99p Stores and B & M Bargains all close by. In addition there are branches of Brighthouse (adjacent), Greggs, Superdrug, Rayner Opticians and McDonald's.

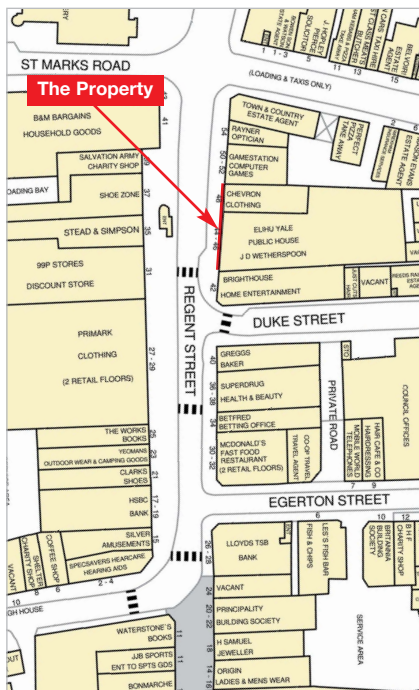
**Description**  
The property is arranged on ground and one upper floor to provide a large unit occupied by Wetherspoons together with a small retail unit (to be let on a long lease). Both units have first floors which primarily provide ancillary accommodation.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

**Viewings**  
Please e-mail your request with full contact details including telephone number to [viewings@allso.co.uk](mailto:viewings@allso.co.uk)  
In the subject box of your e-mail, please ensure that you enter  
**Lot 88 Wrexham.**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion																					
44/46	JD Wetherspoon plc (2)	<table border="1"> <tr> <td>Gross Frontage</td> <td>16.25 m</td> <td>(53' 4")</td> </tr> <tr> <td>Net Frontage</td> <td>14.50 m</td> <td>(47' 7")</td> </tr> <tr> <td>Shop Depth</td> <td>25.60 m</td> <td>(83' 11")</td> </tr> <tr> <td>Built Depth</td> <td>35.80 m</td> <td>(117' 5")</td> </tr> <tr> <td>Ground Floor</td> <td>638.10 sq m</td> <td>(6,868 sq ft)</td> </tr> <tr> <td>First Floor</td> <td>320.25 sq m</td> <td>(3,447 sq ft)</td> </tr> <tr> <td><b>Total (GIA)</b></td> <td><b>958.35 sq m</b></td> <td><b>(10,315 sq ft)</b></td> </tr> </table>	Gross Frontage	16.25 m	(53' 4")	Net Frontage	14.50 m	(47' 7")	Shop Depth	25.60 m	(83' 11")	Built Depth	35.80 m	(117' 5")	Ground Floor	638.10 sq m	(6,868 sq ft)	First Floor	320.25 sq m	(3,447 sq ft)	<b>Total (GIA)</b>	<b>958.35 sq m</b>	<b>(10,315 sq ft)</b>	35 years from 24.06.1998 (1) Rent review every 5th year FR & I	£96,000 p.a.	Rent Review 2013
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48	To be granted to the Seller	Shop Unit	999 years from completion Without review	Peppercorn	Reversion 3012																					

(1) The lease contains a tenant's option to break on 25th June 2023.  
(2) No. of Branches: 830. Website Address: [www.jdwetherspoon.co.uk](http://www.jdwetherspoon.co.uk)  
For the year ended 29th July 2012, JD Wetherspoon plc reported a turnover of £1.197bn, a pre-tax profit of £58.882m, shareholders' funds of £169.644m and a net worth of £152.708m. (Source: riskdisk.com 18.02.2013.)

**Total £96,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Liz Lishman, Pinsent Masons. Tel: 0113 368 6577 Fax: 0113 244 8000 e-mail: [liz.lishman@pinsentmasons.com](mailto:liz.lishman@pinsentmasons.com)

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