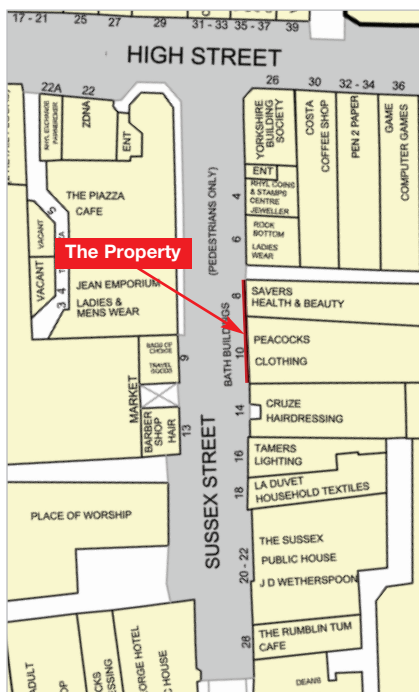


# Rhyl 8-12 Sussex Street Clwyd LL18 1SG

- **Freehold Shop Investment**
- Let to Kruidvat Real Estate UK Ltd, guaranteed by Superdrug Stores PLC and Dorsman Estates Co Ltd guaranteed by Peacock Stores Ltd
- Leases expire 2021
- Two shops comprising 936.01 sq m (10,076 sq ft)
- Pedestrianised Position
- Rent Reviews 2016
- Current Rents Reserved  
**£120,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Rhyl is a popular seaside resort town located on the North Wales coast approximately 30 miles west of Chester and 16 miles east of Llandudno. The town lies on the A548, which gives access to the A55 North Wales Expressway which in turn leads to the M53 Motorway. The property is situated on the south side of Sussex Street within the town's prime pedestrianised retail area. Occupiers close by include Boots, New Look, W H Smith, Costa Coffee, The Market and McDonald's.

## Description

The property comprises two adjoining shop units, each of which is arranged on ground and one upper floor to provide two modern (developed in 2005) well configured ground floor shop units with ancillary/storage accommodation on the first floor. To the rear of the property is a common service area and goods lift.

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

No.8 EPC Rating 97 Band D (Copy available on website).

No.10-12 EPC Rating 141 Band F (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8	Kruidvat Real Estate UK Ltd (1) (on assignment from Savers Health & Beauty Ltd) Guaranteed by Superdrug Stores plc	Gross Frontage 5.90 m Net Frontage 5.25 m Shop Depth 30.15 m Built Depth 33.15 m Ground Floor 155.2 sq m First Floor 62.5 sq m	(19' 4") (17' 3") (98' 11") (108' 9") (1,670 sq ft) (673 sq ft)	15 years from 16.01.2006 Rent review every 5th year FR & I	£45,000 p.a.  Rent Review 2016
10-12	Dorsman Estates Co Limited guaranteed by Peacock Stores Ltd (2)	Gross Frontage 13.05 m Net Frontage 12.45 m Shop & Built Depth 38.37 m Ground Floor 496.6 sq m First Floor 221.7 sq m	(42' 9") (40' 10") (125' 10") (5,346 sq ft) (2,387 sq ft)	15 years from 16.01.2006 Rent review every 5th year FR & I	£75,000 p.a.  Rent Review 2016

(1) No of Branches: 230. Website Address: [www.savers.co.uk](http://www.savers.co.uk)

For the year ended 27th December 2014 Superdrug Stores plc reported a turnover of £1.058bn, a pre tax profit of £38.044m, shareholders' funds £152.507m and a net worth of £138.513m (source Riskdisk Experian 03.09.2015)

(2) No of Branches: 586. Address: [www.peacocks.co.uk](http://www.peacocks.co.uk)

For the year end 01.03.2014 Peacocks Stores Ltd reported a turnover of £324.874m, a pre tax profit of £658.471m, shareholders' funds and a net worth of £690.545m (source Riskdisk Experian 03.09.2015)

**Total £120,000 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

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