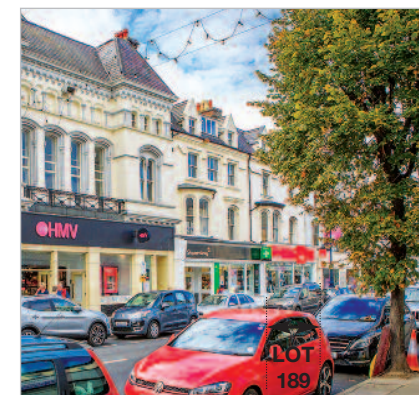


Llandudno
78/78A Mostyn Street
Wales
LL30 2SB

- **Virtual Freehold Town Centre Shop Investment**
- Let to Cotton Traders Holdings Ltd
- Lease expires 2021 (no breaks)
- Located between Superdrug and Millets and opposite WH Smith
- Current Gross Rent Reserved **£50,000 pa (1)**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 29th September 1942 at £40 per annum.

Location

Llandudno is the principal shopping centre for North-West Wales and is also the largest tourist resort in the whole of Wales. The town is situated on the North Wales coast, some 22 miles east of Bangor and 45 miles north-west of Chester.

The property is situated on the west side of Mostyn Street, the principal retail thoroughfare in the town centre.

Occupiers close by include Superdrug (adjacent), Barclays and Halifax banks, Yorkshire Building Society, W H Smith and Sainsbury's.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with staff/ancillary accommodation on the upper floors.

The property provides the following accommodation and dimensions:

| | | |
|-----------------------------|-------------------|----------------------|
| Net Frontage | 8.6 m | (28' 3") |
| Shop Depth | 21.7 m | (71' 2") |
| Ground Floor Sales | 175.9 sq m | (1,894 sq ft) |
| First Floor | 79.1 sq m | (851 sq ft) |
| Second Floor | 76.9 sq m | (828 sq ft) |
| Third Floor | 76.1 sq m | (819 sq ft) |
| Basement - no access | | |
| Total | 408 sq m | (4,392 sq ft) |

Tenancy

The entire property is at present let to COTTON TRADERS HOLDINGS LIMITED for a term of 7 years from 24th June 2014 at a current rent of £50,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants subject to a schedule of condition. There is 1 year rent free period from 24th June 2014. The Vendor will top up the rent to expiry of the rent free period so the purchaser will receive rent from completion (1).

Tenant Information

No. of Branches: 43.

Website Address: www.cottontraders.co.uk

For the year ended 31st January 2014, Cotton Traders Holdings Limited reported a turnover of £80.367m, a pre-tax profit of £6.5m, shareholders' funds of £17.214m and a net worth of £17.214m (Source: riskdisk.com 17.09.2014).

On the 1st February 2014 Balance Sheet, the tenant had £10 million cash and £0 on bank, loans and overdrafts (Source: Credit Safe).

VAT

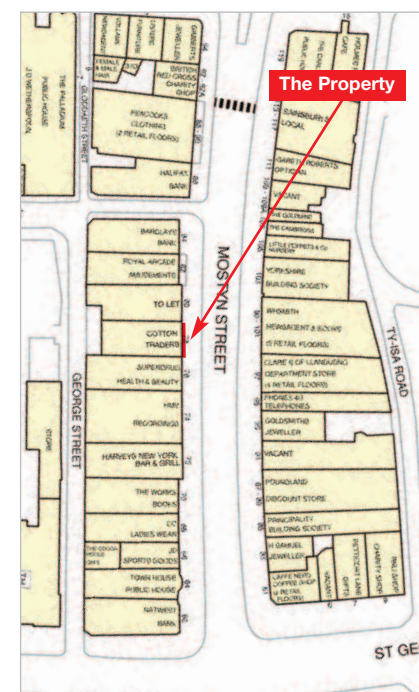
VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

EPC Rating 43 Band B (Copy available on website).



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