

Buckley

The Co-Operative Food

Precinct Way

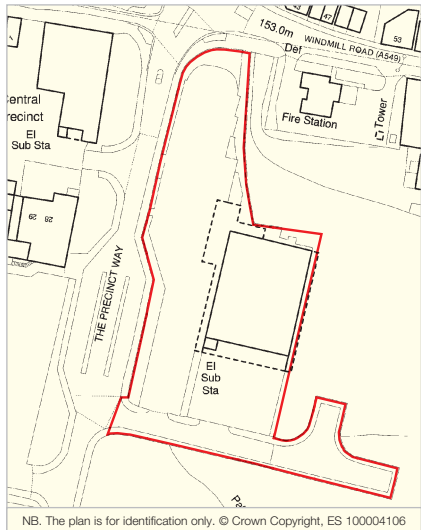
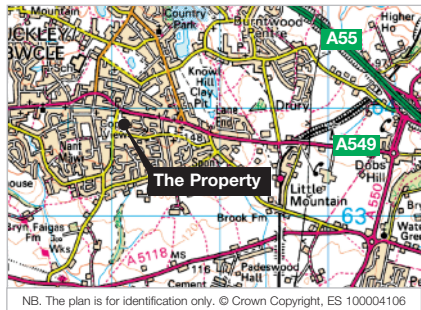
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- **Freehold Supermarket Investment**
- Let to Somerfield Stores Ltd (t/a Co-Operative Food) until 2025 (no breaks)
- Comprises a 1,545.5 sq m (16,636 sq ft) supermarket on a 1.82 acre site
- Planning consent to expand to a 30,000 sq ft supermarket (1)
- Rent Review 2015
- Current Rent Reserved
£210,000 pa

On the Instructions of Receivers

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The Flintshire town of Buckley is located in North East Wales approximately 10 miles west of Chester and 10 miles north of Wrexham. The town is served by the A55 (Junction 35A) which runs from Holyhead to Chester and provides direct links to both the M53 and M56.

The property is situated at the junction of Windmill Road (A549), the main arterial road into the town, and The Precinct Way, on the eastern side of the town centre.

Occupiers close by include The Original Factory Shop, Iceland (opposite) and many other retailers within the town centre.

Description

The property is arranged on ground and one upper floor to provide a purpose built supermarket. The ground floor provides sales and storage whilst there are staff, office/training rooms and WCs to the first floor. The property benefits from a goods lift, service yard and car parking for approximately 100 vehicles.

The property provides the following gross internal accommodation:

Ground Floor	1,220.6 sq m	(13,139 sq ft)
Enclosed Entrance	36.0 sq m	(387 sq ft)
First Floor	288.9 sq m	(3,110 sq ft)
Total	1,545.5 sq m	(16,636 sq ft)

Site Area 0.74 Hectares (1.82 Acres)

Tenancy

The entire property is at present let to SOMERFIELD STORES LTD for a term of 35 years from 23rd April 1990 at a current rent of £210,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The rent is being paid by The Co-operative Group.

Tenant Information

Somerfield Stores Ltd is a wholly owned subsidiary of The Co-operative Group Ltd.

Planning (1)

Planning Application (049304) submitted by The Co-operative Group was approved on 18th February 2014 for an extension of the existing building to provide a 30,000 sq ft supermarket with parking for over 200 vehicles. The application relates to the property and adjacent freehold land to the east (for the avoidance of doubt, this land does not form part of the property to be sold). For further information please refer to Flintshire County Council. www.flintshire.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 112 Band E (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

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