



**Tenure**  
Freehold.

#### Location

The popular resort town of Prestatyn is located on the North Wales coast 4 miles east of Rhyl, 15 miles east of Colwyn Bay and 20 miles west of Chester. Road communications are provided by the A548 coast road and the A55 expressway, which lies 5 miles to the south. The property is situated in the town centre, just off the High Street to the rear of Subway, opposite the council offices. Occupiers close by include Subway (adjacent), Iceland, Rowlands Pharmacy, Home Bargains and RBS with the modern Parc Prestatyn to the rear with tenants including M&S, Boots, Next, Costa, TK Maxx, Sports Direct and Carphone Warehouse.

#### Description

The property is arranged on ground floor only to provide a lock-up shop.

The property provides the following accommodation and dimensions:

Gross Frontage	10.30 m	(33' 9")
Net Frontage	9.20 m	(30' 2")
Shop & Built Depth	9.00 m	(29' 6")
Ground Floor Sales	85.00 sq m	(915 sq ft)
Ground Floor Kitchenette	4.45 sq m	(48 sq ft)
Total	89.45 sq m	(963 sq ft)

#### Tenancy

The entire property is at present let to UC BED BARGAINS LTD for a term of 10 years from 25th April 2012 at a current rent of £15,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating 54 Band C (Copy available on website).

#### Buyer's Premium

Buyers will pay 1% + VAT of the purchase price towards the seller's costs.

## Prestatyn

### 79A High Street Clwyd LL19 9AH

- **Freehold Shop Investment**
- Let to UC Bed Bargains on a lease expiring 2022
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved

**£15,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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** Sally Pilott, DTM Legal. Tel: 01244 354809 e-mail: [sally.pilott@dtmlegal.com](mailto:sally.pilott@dtmlegal.com)  
**Joint Auctioneer** G Fawcett Esq, Fawcett Mead. Tel: 0207 182 7480 e-mail: [graham@fawcettmead.co.uk](mailto:graham@fawcettmead.co.uk)

