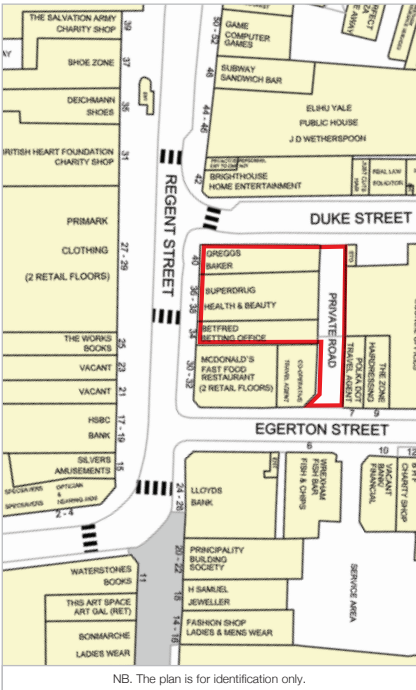


**Wrexham**  
**34/38 Regent Street**  
**Clwyd**  
**LL11 1SA**

- **Town Centre Freehold Shop Investment**
- Comprising three shops (including one double unit)
- Total accommodation 784.95 sq m (8,448 sq ft)
- Excellent town centre location opposite Primark and adjacent to McDonald's
- Tenants including Greggs, Superdrug and Betfred
- No VAT applicable
- Total Current Rents Reserved  
**£128,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.



**Tenure**  
Freehold.

**Location**

Wrexham is situated some 11 miles south of Chester and 30 miles north of Shrewsbury and is a popular market town and commercial centre serving a population of some 40,000. The A483 provides dual carriageway access to the M53/M56 at Chester and the town also enjoys regular rail services. The property is well located in the heart of the town centre, adjacent to McDonald's and opposite Primark, on the northern side of Regent Street at its junction with Duke Street. Wrexham Rail Station lies less than 200 metres to the south-west of the property. Other occupiers close by include HSBC and Lloyds Banks, Waterstones, Specsavers, The Works, Shoe Zone, B&M Bargains, Subway, Brighthouse, Bonmarché and Game, amongst many others.

**Description**

This substantial corner property is arranged on ground and one upper floor to provide three ground floor shops (one of which is a double unit), all with ancillary storage and staff accommodation above. Externally there is a private service road to the rear.

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
34	Done Brothers (Cash Betting) Ltd (1)	Ground Floor First Floor	135.40 sq m 68.00 sq m	(1,457 sq ft) (732 sq ft)	15 years from 06.11.2008 Rent review every 5th year FR & I	£45,000 p.a.	Rent Review 2018
36	Superdrug Stores plc (2)	Ground Floor First Floor	248.30 sq m 160.00 sq m	(2,673 sq ft) (1,722 sq ft)	5 years from November 2017 FR & I	£55,000 p.a.	Reversion 2022
38	Greggs plc (3)	Ground Floor First Floor	109.20 sq m 64.05 sq m	(1,175 sq ft) (689 sq ft)	5 years from 26.02.2016 FR & I	£28,500 p.a.	Reversion 2021
		Total	784.95 sq m	(8,448 sq ft)	Total £128,500 p.a.		

- (1) For the year ended 25th September 2016, Done Brothers (Cash Betting) Limited reported a turnover of £320.065m, a pre-tax profit of £29.293m, shareholders' funds of £35.293m and a net worth of £23.115m. (Source: Experian 08.11.2017.)
- (2) No. of Branches: 787. Website Address: [www.superdrug.com](http://www.superdrug.com) For the year ended 31st December 2016, Superdrug Stores plc reported a turnover of £1.21bn, a pre-tax profit of £80.3m, shareholders' funds of £225.8m and a net worth of £86.2m. (Source: Experian 08.11.2017.)
- (3) For the year ended 31st December 2016, Greggs plc reported a turnover of £894.195m, a pre-tax profit of £80.319m, shareholders' funds of £264.66m and a net worth of £250.4m. (Source: Experian 08.11.2017.)

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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