

Wrexham

Trinity House

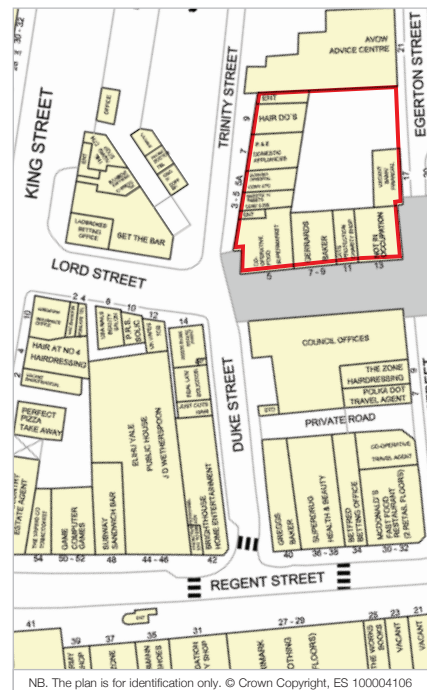
Trinity Street and Lord Street

Clwyd

LL11 1NL

- **Substantial Freehold Retail Parade Investment**
 - Comprising nine shops
 - Town centre location
 - Tenants include Co-operative Group Food Limited and RBS plc
 - Comprising a total of 2,568.09 sq m (27,644 sq ft)
 - Planning permission for conversion of upper floors to residential (1)
 - Total Current Rents Reserved
- £127,500 pa**

SIX WEEK COMPLETION AVAILABLE



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 situated on the north side of the pedestrianised Lord Street, between its junctions with Trinity Street and Egerton Street. Occupiers close by include British Heart Foundation, Co-op, BrightHouse, Primark, Superdrug, HSBC Bank, NatWest, McDonald's, Betfred and Greggs, amongst many others. Wrexham Central Rail Station is some 250m from the property.

Description

The property is arranged on basement, ground and part two/part three upper floors to provide nine ground floor shops with vacant former office accommodation on the upper floors. The property benefits from car parking for some 22 cars to the rear.

Planning (1)

Planning Permission has been granted by Wrexham County Borough Council (Ref: P/2015/0272) for conversion of first and second floor office accommodation to form 21 studio (residential) apartments. All enquiries are to be made to Wrexham County Borough Council.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
5 Lord Street	Co-operative Group Food Limited (2)	Ground Floor Ground Floor Ancillary First Floor Ancillary Second Floor Ancillary	180.60 sq m 34.74 sq m 58.43 sq m 64.19 sq m	(1,944 sq ft) (374 sq ft) (629 sq ft) (691 sq ft)	10 years from 25.12.2011 FR & I by way of a service charge	£32,500 p.a.	Reversion 2021
7-9 Lord Street	Gerrards Confectioners (North Wales) Ltd	Ground Floor	92.99 sq m	(1,001 sq ft)	10 years from 06.02.2011 FR & I by way of a service charge	£25,000 p.a.	Reversion 2021
11 Lord Street	Cats Protection Trustees Ltd	Ground Floor First Floor Ancillary	49.61 sq m 50.44 sq m	(534 sq ft) (543 sq ft)	5 years from 25.10.2013 FR & I by way of a service charge	£8,500 p.a.	Reversion 2020
13 Lord Street	The Royal Bank of Scotland plc (3) (Not in occupation)	Basement Ancillary Ground Floor First Floor Ancillary	66.98 sq m 111.11 sq m 104.88 sq m	(721 sq ft) (1,196 sq ft) (1,129 sq ft)	35 years from 24.06.1985 FR & I by way of a service charge	£37,500 p.a.	Reversion 2020
17 Egerton Street	Fleek Beauty Salon Ltd	Ground Floor First Floor Ancillary	75.16 sq m 93.83 sq m	(809 sq ft) (1,010 sq ft)	3 years from 07.09.2018 FR & I by way of a service charge	£5,000 p.a.	Reversion 2021
5 Trinity Street	S Watson	Ground Floor	37.62 sq m	(405 sq ft)	3 years from 15.06.2016 FR & I by way of a service charge	£6,000 p.a.	Reversion 2019
5A Trinity Street	A Sumang	Ground Floor	44.31 sq m	(477 sq ft)	4 years from 26.10.2015 FR & I by way of a service charge	£6,000 p.a.	Reversion 2019
7 Trinity Street	Vacant	Ground Floor	74.97 sq m	(807 sq ft)	-	-	-
9 Trinity Street	NA Jones	Ground Floor Ground Floor Ancillary	40.50 sq m 6.13 sq m	(436 sq ft) (66 sq ft)	6 years from 08.11.2014 Tenant's option to break in 3rd year FR & I by way of a service charge	£7,000 p.a.	Reversion 2020
First, Second and Third Floors (4)	Vacant	Total	1,381.60 sq m	(14,872 sq ft)	-	-	-

(2) Website Address: www.cooperative.coop

(3) Website Address: www.rbs.co.uk

For the year ended 31st December 2017, The Royal Bank of Scotland Public Limited Company did not report a turnover, but reported a pre-tax profit of £6.035bn, shareholders' funds and a net worth of £86.046bn. (Source: Experian 18.09.2018.)

(4) Two of the third floor offices were previously apartments.

NB. Not measured by Allsop. Area provided by Joint Agents.

Total £127,500 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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