

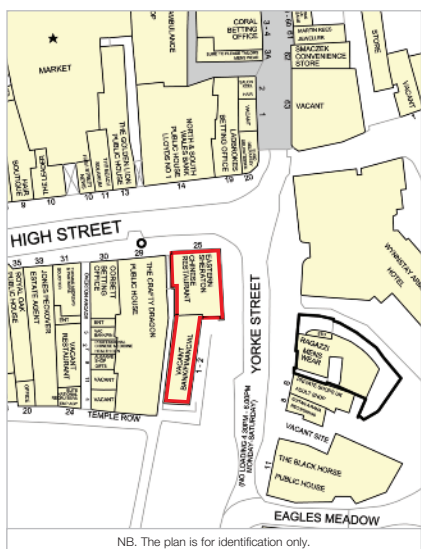
Wrexham

Ney Court

25 to 28 High Street,
Clwyd
LL13 8LW

- Freehold Restaurant, Office and Residential Investment
- Comprising a restaurant, two office suites and 12 flats
- To be offered as a single lot
- Prominent town centre location close to Eagles Meadow Shopping Centre
- Potential to convert offices to create two further flats, subject to consents
- Total Current Rents Reserved
£68,200 pa
plus vacant possession of 5 flats & 2 offices

On behalf of a Major Fund



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. The property is located on the High Street, at its junction with Yorke Street, in the heart of Wrexham town centre. Eagles Meadow Shopping Centre is nearby and Wrexham Central Rail Station lies some 0.4 miles to the west. Occupiers close by include JD Wetherspoon (adjacent), Greggs, Starbucks, JD Sports, H&M, The Entertainer, River Island, EE, Topshop, Dorothy Perkins/Burton, Ladbroses, New Look, WH Smith, Halifax and Nationwide, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a large ground floor restaurant fronting the High Street, with two suites of self-contained ground floor offices to the rear. The first and second floors provide a total of 12 self-contained flats, accessed via an entrance fronting Yorke Street.

Planning

The ground floor offices may have potential for conversion to residential use subject to obtaining all the necessary consents. All enquiries are to be made to Wrexham County Borough Council www.wrexham.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website 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
25 High Street	Mr L Bo (t/a Eastern Sheraton Chinese Restaurant)	Basement Ground Floor 82.00 sq m 172.80 sq m (883 sq ft) (1,859 sq ft)	25 years from 28.04.2006 Rent review every 5th year FR & I	£29,000 p.a.	Rent Review 2021
Suite 2, Ney Court (1)	Vacant	Ground Floor Office 72.00 sq m (775 sq ft)	—	—	—
Suite 3, Ney Court (1)	Vacant	Ground Floor Office 47.30 sq m (509 sq ft)	—	—	—
Flats 1, 5, 6, 9 & 12 Ney Court	Vacant	First and Second Floor – 5 x One Bedroom Flats (1)	—	—	—
Flats 2, 3, 4, 7, 8, 10 & 11 Ney Court	Various Individuals	First and Second Floor – 7 x One Bedroom Flats (1)	Seven Assured Shorthold Tenancy Agreements	£34,200 p.a. (in total)	

(1) Not inspected by Allsop. Accommodation details have been provided by the Vendor.

Total £63,200 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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