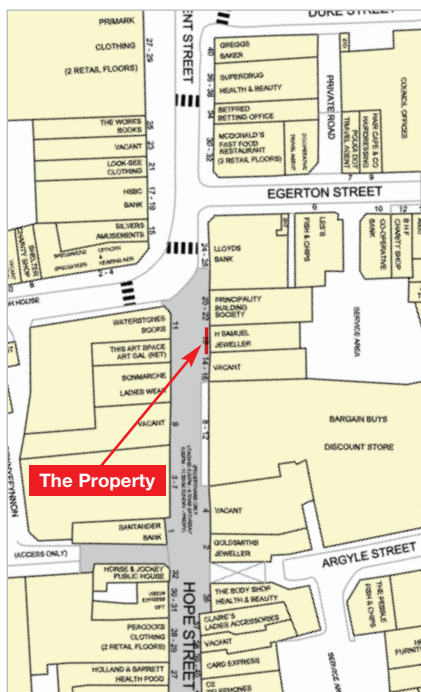


# Wrexham

## 18 Regent Street Clwyd LL11 1SA

- **Freehold Town Centre Shop Investment**
- Let to H Samuel Ltd on a new 5 year lease (1)
- Situated on the busy pedestrianised section of Regent Street in the town centre
- Attractive period building
- Rebased rent
- Reversion 2021 (1)
- Current Rent Reserved  
**£20,000 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 section of Regent Street, close to its junction with Hope Street. Occupiers close by include Principality Building Society, Lloyds Bank, McDonald's, Primark, Clarks, HSBC, Specsavers, Waterstones, JJB Sports, Bonmarché, Clinton Cards and Santander.

### Description

The property is arranged on basement, ground and two upper floors to provide a shop with ancillary accommodation above. The basement is approached via a trapdoor at the rear and is presently unused. The shop benefits from rear servicing access and parking.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18' 3")
Net Frontage	4.42 m	(14' 6")
Shop Depth	23.00 m	(75' 7")
Basement	N/A	
Ground Floor	111.8 sq m	(1,204 sq ft)
First Floor	35.3 sq m	(380 sq ft)
Second Floor	34.8 sq m	(375 sq ft)

### Tenancy

The entire property is at present let to H SAMUEL LIMITED for a term of 5 years from 29th September 2016 at a current rent of £20,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to break in January 2020 on service of 6 months' notice (1).

### Tenant Information

No. of Branches: over 300 stores nationwide.

Website Address: [www.hsamuel.co.uk](http://www.hsamuel.co.uk)

For the year ended 31st January 2015, H Samuel Limited reported a turnover of £240.282m, a pre-tax profit of £13.732m and a net worth of £107.774m. (Source: riskdisk.com 08.09.2016.)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

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** G Phillips Esq, Solomon Taylor & Shaw. Tel: 0207 431 1912 e-mail: [gary@solts.co.uk](mailto:gary@solts.co.uk)