



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 King Street, opposite the bus station in the town centre.

Occupiers close by include a number of estate agents and local traders.

Description

The property is arranged on ground and two upper floors to provide 12 shop units (two are double units), some of which benefit from first floor ancillary/storage accommodation. The remainder of the first floor provides self-contained offices and a social club, both with separate access from King Street. The second floor, accessed from 18 King Street, is in a shell state and not presently used.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 148 Wrexham**.

Wrexham

Centenary Buildings

16/30 King Street

Clwyd

LL11 1HF

- **Freehold Parade of Shops Investment**
- Comprising 12 retail units, offices, a social club and substantial vacant accommodation
- Town centre location opposite bus station
- Total Current Rents and Licence Fees Reserved
£72,100 pa
plus 7 vacant shops

**On the Instructions of LPA
Receivers**



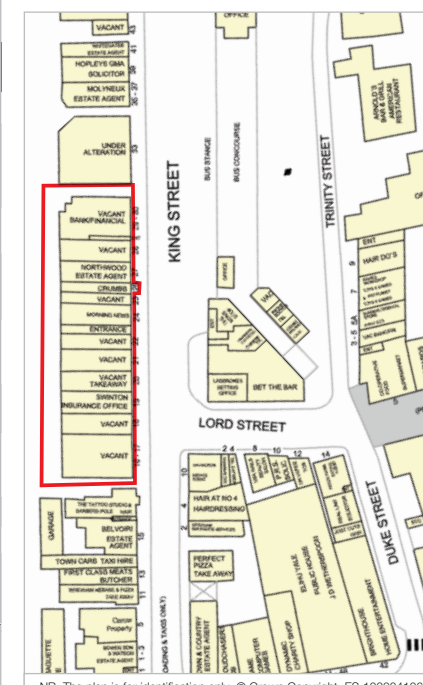
No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16/17, 18, 20, 21, 22, 23, 28	Vacant	Six Single Shops and One Double Shop	—	—	—
19	Swinton Group Ltd	Gross Frontage 5.60 m (18' 5") Built Depth 17.95 m (58' 10") First Floor 94 sq m (1,012 sq ft)	10 years from 12.05.2011	£16,000 p.a.	Reversion 2021
24	Morning News Deliveries	Internal Width (Max) 6.10 m (20' 0") Depth 11.80 m (38' 8")	12 month licence from 01.07.2015	£5,200 p.a.	
26	L Tomlinson (t/a Crumbs Café)	Gross Frontage 5.60 m (18' 5") Built Depth 19.75 m (64' 9") First Floor 94 sq m (1,012 sq ft)	12 month licence from 01.07.2015	£5,000 p.a.	
27	Northwood Wrexham Ltd	Gross Frontage 5.55 m (18' 3") Built Depth 17.75 m (58' 3") First Floor 94 sq m (1,012 sq ft)	10 years from 29.01.2007	£17,500 p.a.	Reversion 2017
29/30	The Flanagan Group	Gross Frontage 9.65 m (31' 8") Built Depth 17.75 m (58' 3")	Monthly licence from 01.12.2015	£20,400 p.a.	
Part First	K Rogers & P Jones as Trustees of The Magnet Social Club	First Floor 195 sq m (2,099 sq ft)	10 years from June 2006	£8,000 p.a.	Holding over
Part First	Vacant	First Floor Offices 409 sq m (4,402 sq ft)	—	—	—
Second Floor	Vacant	Second Floor 1,333 sq m (14,348 sq ft)	—	—	—

NB Floor areas are Gross Internal.

Total £72,100 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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