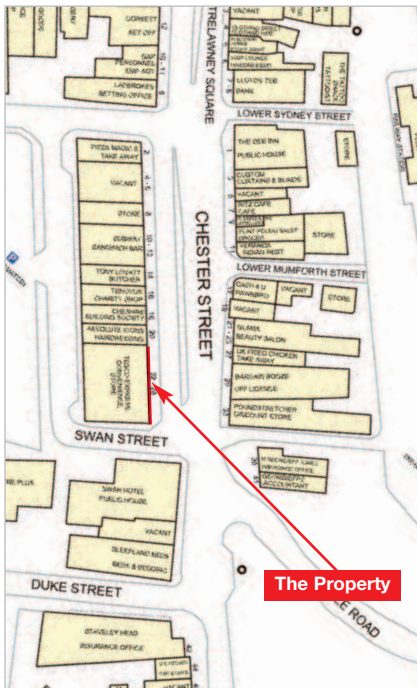


# **Flint** **22-28 Chester Street** **Clwyd** **CH6 5NR**

- Freehold Convenience Store Investment
- Town centre position
- Let to Tesco Stores Limited on geared rent
- Reversion 2023
- Total Current Rents Reserved

**£33,385.55 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

## **Location**

Flint is a North Wales town on the Dee Estuary with a population of around 13,000. The town enjoys good communications with the A55 giving rapid access to Chester (13 miles to the east) and the M56, as well as regular rail services.

The property is situated in the town centre shopping area on Chester Street (A548).

Occupiers close by include Aldi, Lloyds, Subway, NatWest and Flint Station. Customer parking is available to the front and rear.

## **Description**

The property is arranged on ground and two upper floors to provide a convenience store on the ground floor, with storage to the rear and ATM unit to the front. The upper floors (which are sublet) is configured to provide a self-contained gymnasium, with access at the side.

## **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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22/28 (Even) Chester Street	Tesco Stores Limited	Gross Frontage (including ATM) 22.7 m Net Frontage 16.4 m Built Depth 14.0 m	63 years from 29.09.1960 Rent review every 21 years to 75% of the OMRV. FR & I	£32,000 p.a.	Reversion 2023
ATM Site		Ground Floor Sales 190.5 sq m Storage and Ancillary 65.45 sq m First Floor (sublet) (2) 165.5 sq m Second Floor (sublet) 165.5 sq m	Term of years from 07.02.2000 to 28.09.2023 Rent review every 3rd year based on RPI FR & I	£1,385.55 p.a.	Rent Review 2015

- (1) For the year ended 25th February 2012, the Tesco Stores Limited reported a turnover of £41.98 billion, a pre-tax profit of £2.26bn and a net worth of £6.89 billion, (Source: [riskdisk.com](http://riskdisk.com) November 2013)
- (2) The upper floors are sublet to a Gym Operator at £13,000 per annum.

**Total £33,385.55 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  
**Seller's Solicitor** B Milburn Esq, Shranks. Tel: 0207 831 6677 e-mail: [bm@shranks.co.uk](mailto:bm@shranks.co.uk)