



SITUATION

Located in the main pedestrianised retail thoroughfare of the town centre amongst such multiples as **Boots, William Hill, New Look, WH Smith, Betfred** and others.

Colwyn Bay is a popular seaside resort on the north coast of Wales approximately 30 miles south-west of Liverpool and 35 miles west of Chester.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement** with separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 20'6" Internal Width 16'5" Shop & Built Depth 34'8" Basement Not inspected	Instant Cash Loans Ltd t/a The Money Shop (Having over 500 branches) (T/O for Y/E 30/06/11 £128.6m, Pre-Tax Profit £32.9m and Net Worth £67.8m)	10 years from 31st October 2011	£12,000	FRI Rent Review and Tenant's Break 2016
First & Second Floor Flat	5 Rooms, Kitchen, Bathroom/WC	VACANT – Previously let at £5,000 p.a.			

**£12,000 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are
STEVEN GROSSMAN and **MATTHEW BERGER**



TOTAL

**£12,000 plus
Vacant Flat**

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
Ref: Ms Jacqui Hesketh - Email: jacqui.hesketh@mcp-law.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts