

19 1/2 YEARS UNEXPIRED TO MARTIN MCCOLL WITHOUT BREAKS



SITUATION

Located in the heart of this busy residential suburb only a short distance from the main ferry Port which has regular services to Ireland. Holyhead is the largest town in Anglesey with good road access via both the A5 and A55 North Wales Coastal Expressway.

PROPERTY

Comprising a **Ground Floor Convenience Store** with separate side access to a **Self-Contained House with side garden.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	36'2"
Internal Width	34'6"
Shop Depth	26'8"
Built Depth	54'4"
Sales Area	Approx 710 sq ft
Store Area	Approx 445 sq ft
WC	

House

5 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

£18,500 per annum

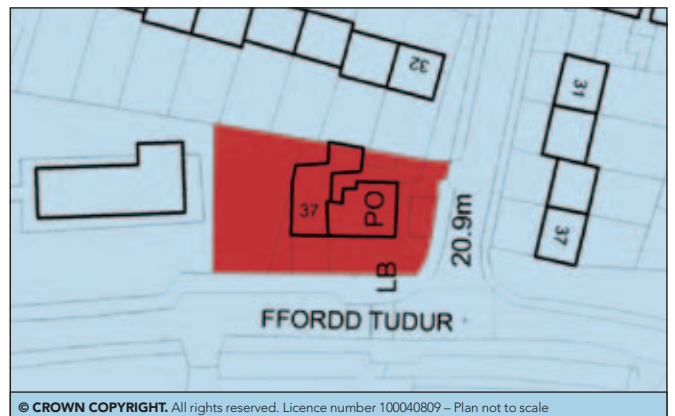
The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Ltd (having approx. 1,300 branches) (T/O for Y/E 27/11/11 £380.5m, Pre-Tax Profit £18.1m and Net Worth £100.7m)** for a term of 20 years from 29th October 2012 at a current rent of **£18,500 per annum** exclusive.

Rent Reviews 2017 and 5 yearly at 2% compounded. Therefore the first increase in 2017 will be to £20,425 p.a. and in 2022 to £22,551 p.a.



VENDOR'S SOLICITORS

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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 £350 (including VAT) upon exchange of contracts