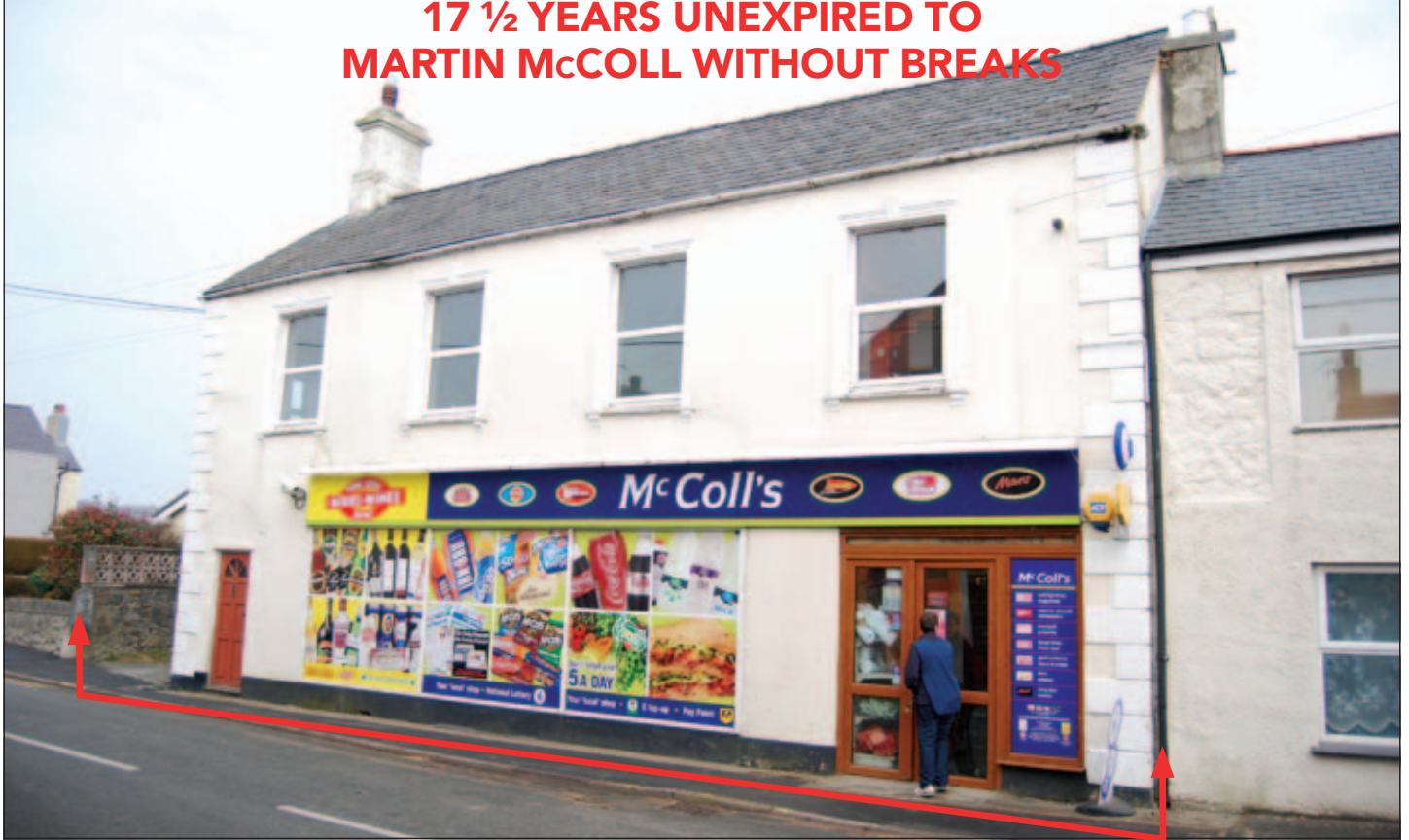


**17 1/2 YEARS UNEXPIRED TO  
MARTIN McCOLL WITHOUT BREAKS**



**SITUATION**

Located in the heart of this attractive village close to the **Post Office** near the junction with Adwy'r Nant. Llangoed lies just North of Beaumaris with its popular castle and some 11 miles North of Bangor on the B5109 which links with the A545.

**PROPERTY**

Comprising a **Ground Floor Convenience Store with Lottery Terminal and Off-Licence** with separate side and front access to **2 Self-Contained Flats** on the two upper floors.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 45'1" Internal Width 33'9"  
Shop Depth 40'2" Built Depth 76'11" (max)  
WC

**Part First Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**Part First and Second Floor Flat**

Not inspected – believed to be 4 Rooms, Kitchen, Bathroom/WC

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£28,264 per annum**

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

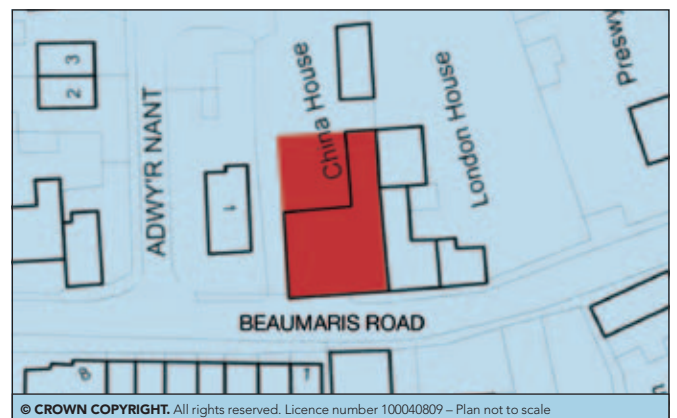
**TENANCY**

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 18th January 2010 at a current rent of **£28,264 per annum** exclusive (**See Note 1**).

**Note 1: The rent is currently £25,600 p.a. with a fixed increase in January 2015 to £28,264 p.a. and the Vendor will top up the rent shortfall on completion.**

**Note 2: There is a fixed rent increase in 2020 to £31,306 p.a.**

**Rent Review 2025**



**VENDOR'S SOLICITORS**

Northern and Midland Holdings Legal Department - Tel: 020 8457 3250  
Ref: S. Goldberg Esq - Email: stephen@nmholdings.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 £350 (including VAT) upon exchange of contracts