

6 WEEK COMPLETION



SITUATION

Located close to the junction with Church Street and Sydney Street close to branches of **Lloyds TSB** and **NatWest** and just a short distance from Flint Station. Flint lies on the A5119 only 3 miles north of the A55 North Wales Coastal Expressway, approximately 13 miles west of Chester.

PROPERTIES

Forming part of an established parade comprising **6 Ground Floor Shops** each with internal access to **Sales/Ancillary Accommodation** on the first floor. In addition, there is front lay-by parking and use of a rear service road. Unit 12 also has a retail frontage to the rear car park.

VAT is payable in respect of these Lots

FREEHOLD



The Surveyors dealing with these properties are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Shranks - Tel: 020 7831 6677
Ref: B. Milburn Esq - Email: bm@shranks.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) per lot upon exchange of contracts



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 15 Reserve below £125,000	No. 10 (Ground Floor Shop & First Floor)	Ground Floor Shop Gross Frontage 17'8" Internal Width 17'2" Built Depth 44'2" WC First Floor No Access - Not currently used	Subway Realty Ltd (having 1,500 branches) (T/O for Y/E 31/12/11 £26.6m, Pre-Tax Profit £1.49m and Net Worth £3.98m)	10 years from 23rd March 2009	£13,000	FRI Rent Review and Tenant's Break March 2014
Lot 16 Reserve below £140,000	No. 12 (Ground Floor Shop & First Floor)	Ground Floor Shop Gross Frontage 17'6" Internal Width 17'0" Built Depth 47'6" WC First Floor No Access - Not currently used	William Hill Organization Ltd (Having approx. 2,300 branches)	20 years from 13th April 2010	£12,000	FRI Rent Reviews 2015 and 5 Yearly Tenant's Breaks April 2015 and 2020
Lot 17 Reserve below £100,000	No. 14 (Ground Floor Shop & First Floor Ancillary)	Ground Floor Shop Gross Frontage 17'8" Internal Width 17'6" Built Depth 44'10" WC First Floor Ancillary Not Inspected - believed to be circa 400 sq ft	A. Lovatt (Butcher)	10 years from 28th April 2006	£12,750	FRI
Lot 18 Reserve below £100,000	No. 16 (Ground Floor Shop & First Floor Storage)	Ground Floor Shop Gross Frontage 17'8" Internal Width 17'3" Built Depth 43'11" WC First Floor Storage Area Approx 390 sq ft	Tenovus (Having 65 branches)	5 years from 21st December 2011	£10,000	FRI
Lot 19 Reserve below £110,000	No. 18 (Ground Floor Shop & First Floor Ancillary)	Ground Floor Shop Gross Frontage 17'8" Internal Width 17'2" Built Depth 44'2" WC First Floor Ancillary Not Inspected - believed to be circa 400 sq ft	Nationwide Building Society t/a Cheshire Building Society	5 years from 24th November 2010 (Renewal of a previous lease)	£10,000	FRI
Lot 20 Reserve below £100,000	No. 20 (Ground Floor Shop & First Floor Sales)	Ground Floor Shop Gross Frontage 17'9" Internal Width 17'5" Built Depth 42'4" WC First Floor Sales Area Approx 400 sq ft	A. W. Hughes (Hairdresser)	10 years from 26th April 2004	£12,750	FRI