

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Church Street and Sydney Street close to branches of **Lloyds TSB, NatWest, William Hill, Nationwide, Subway** 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.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Quadruple Shop and First & Second Floor Gym	<p><b>Ground Floor Quadruple Shop</b></p> <p>Gross Frontage 53'6 Internal Width 52'8 Built Depth 44'6 Sales Area Approx 2,010 sq ft Store / Staff Area Approx 410 sq ft</p> <p>Plus WC</p> <p><b>First Floor Gym</b> Area Approx 1,270 sq ft</p> <p><b>Second Floor Gym</b> Area Approx 1,270 sq ft</p> <p><b>Total Area Approx 4,960 sq ft</b></p>	<p><b>Tesco Stores Ltd (T/O for Y/E 25/02/12 £41.98bn, Pre-Tax Profit £2.13bn and Net Worth £6.89bn. Ultimate holding company is Tesco PLC having over 3,000 branches)</b></p>	<p>63 years from 29th September 1960 <b>(having approx. 10 ¼ years unexpired)</b></p>	<p><b>£32,000</b> <b>(This rent was reviewed in 2002 where the increase was limited to only 75% of the Fair Market Rent)</b></p>	<p>FRI <b>Note: The upper part has been sublet to a gym.</b></p>
ATM			From 7th February 2000 to 28th September 2023	£1,152.84	<b>Rent Reviews 2015 and 3 Yearly based on RPI</b>
<b>TOTAL</b>				<b>£33,152.84</b>	

**PROPERTY**

Forming part of an established parade comprising a **Ground Floor Quadruple Shop** with separate side access to a **Gymnasium** on the first and second floors. In addition, there is front lay-by parking and use of a rear service road.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**£33,152.84 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

**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