



SITUATION

Occupying a prominent trading position along the part pedestrianised Chester Street, adjacent to **Coral** and near to **TJ Hughes**. The property is just a few yards from the junction with High Street which hosts a variety of traders including **Subway** and **Nationwide** as well as a number of pubs and restaurants.

In addition, the development of the nearby Eagles Meadow Shopping Scheme has enhanced the town's retail catchment with its occupiers including Debenhams and Marks & Spencer.

Wrexham is known to be the principle town of north-east Wales and is located approx. 10 miles south-west of Chester and approx. 20 miles west of Crewe with good road links via the M56 and M6.

PROPERTY

Forming part of an end of terraced building comprising a **Ground Floor Corner Shop** with an extensive return frontage together with internal access to a **Staff Room** on the first floor.

VAT is applicable to this Lot

£10,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Corner Shop

Gross Frontage	14'10"
Return Frontage	56'0"
Internal Width	12'2"
widening at rear to	15'6"
Shop Depth	40'11"
Built Depth	56'0"

First Floor

Staff Room Area	Approx. 80 sq ft
WC	

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

TENANCY

The property is let on an internal repairing and insuring lease to **Christine Roberts t/a Sure to Please Tailors (Alterations/Repairs/T-Shirt Printing)** for a term of 20 years from 27th June 2013 (**in occupation for over 40 years**) at a current rent of **£10,000 per annum** exclusive.

Rent Reviews and Tenant's Breaks 2018 and 5 Yearly

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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 £500 (including VAT) upon exchange of contracts