



6 WEEK COMPLETION



SITUATION

Located on the main A547 Abergele Road close to its junction with the A55 North Wales Coastal expressway which provides the main road access to and from Colwyn Bay. Colwyn bay is a popular seaside resort on the North Coast of Wales approximately 30 miles south-west of Liverpool and 35 miles west of Chester.

PROPERTY

A large site upon which stands a **Petrol Station Forecourt** plus a modern **Ground Floor Supermarket** with internal access to a **Managers Office** at first floor.

ACCOMMODATION

Site Frontage: 225' (max)
Site Depth: 87'6" (max)
Site Area: Approx 0.425 acres

SUPERMARKET

Ground Floor
Gross Frontage 88'0"
Internal Width 86'2"
Built Depth 40'3"
Ground Floor GIA Approx 3,400 sq ft
2 WCs

First Floor
Managers Office – Not inspected-believed to be circa 120 sq ft

£70,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Co-operative Group (CWS) Limited (See Tenant Profile)** for a term of 15 years from 3rd November 2007 at a current rent of **£70,000 per annum** exclusive.

Rent Reviews 2012 (capped at £80,000 per annum) and 2017

Tenant's Break 2017

Note: The Tenant has an option to extend the lease for a further 15 years.

TENANT PROFILE

Co-operative Group (CWS) Limited is now known as Co-operative Group Limited. Their latest interim results for the 26 weeks ended 3rd July 2010 report a Group revenue of £6.9 bn (8% increase), underlying profit before payments to and behalf of members (equivalent to Pre-Tax Profits) of £260 m (17% increase) and members funds of £4.5 bn (14% increase). Source: www.co-operative.coop

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 £275 (including VAT) upon exchange of contracts