



SITUATION

Occupying a prominent position adjacent to **William Hill**, close to a **NatWest, HSBC** and a host of local traders only yards from Rhos-On-Sea Promenade.

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

An attractive terraced property comprising a **Ground Floor Shop and Cellar** with separate rear access to **2 Self-Contained Flats** above.

VAT is payable in respect of this Lot

FREEHOLD

TENANT PROFILE

E Moss Ltd are part of **Alliance Boots Holdings Ltd** which was formed through a merger between **Alliance UniChem** and **Boots**. The Group trades from approximately 3,200 stores. For the Y/E 31/3/09 **E Moss Ltd** reported a T/O of £48.5m, Pre-Tax Profit £10.98m and a Net Worth of £289.7m.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Cellar	Gross Frontage 19'8" Net Frontage 17'8" Shop Depth 39'1" Built Depth 73'4" Sales/Prescription/ Consultancy Area Approx 855 sq.ft Store Area Approx 105 sq.ft WC Cellar Area Approx 620 sq.ft	E Moss Ltd t/a Boots Pharmacy (See Tenant Profile)	20 years from 6th January 1992	£13,372	FRI
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC*	Individual	1 year from 1st August 2009	£5,340	AST
Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC*	Individual	1 year from 1st April 2009	£4,860	AST
TOTAL				£23,572	

* Not inspected by Barnett Ross

£23,572 per annum

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

VENDOR'S SOLICITORS
Dawsons, 2 New Square, Lincolns Inn, London WC2A 3RZ
Tel: 020 7421 4800. Ref: M Codd Esq

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 £250 (including VAT) upon exchange of contracts