

6 WEEK COMPLETION



**SITUATION**

Occupying a busy town centre position close to the junction with Gloddaeth Street only a few yards from Llandudno Pier and the Beach, amongst a variety of multiples including **Pound Stretcher, M&Co, William Hill, Peacocks, WH Smiths, Halifax, Barclays** and many more.

Llandudno is the principal commercial centre of North Wales and a major tourist attraction for holidaymakers, situated close to the A55 Expressway, 48 miles west of Chester and 23 miles east of Bangor.

**PROPERTY**

Forming part of an attractive building comprising a **Large Pharmacy arranged over Ground and Lower Ground Floors.**

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

**TENURE**

**Leasehold (held on 2 co-terminous leases) for a term of 2000 years from 1910 at a ground rent of £36 pa.**

**£78,677 per annum**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	49'1"
Return Frontage	16'7"
Net Frontage	59'7"
Shop Depth	29'7"
Built Depth	58'3" Max
Sales Area	Approx 2,380 sq ft*

**Lower Ground Floor**

Store Area	Approx 3,194 sq ft*
2 WC's	

**Total Area Approx 5,574 sq ft**

\* Areas supplied by Vendor

**TENANCY**

The property is let on an effectively full repairing and insuring lease to **E Moss Ltd (t/a Alliance Pharmacy) (See Tenant Profile)** for a term of 20 years from 6th January 1992 at a current rent of **£78,677 per annum** exclusive.

**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.**

**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