

6 WEEK COMPLETION



SITUATION

Occupying a prominent position close to the town centre lying to the rear of Llandudno retail park which houses **Debenhams, BHS, River Island** 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.

VAT is payable in respect of this Lot

PROPERTY

A detached building comprising a **Large Ground Floor Shop** and **Modern Rear Ancillary Area** used for storage and repairs with separate side access to **4 Self-Contained Flats** above. The property also benefits from a large rear yard for parking and unloading.

TENURE

Leasehold for a term of 944 years from 1979 at a ground rent of £75 pa.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop & Rear Ancillary Area	Ground Floor Shop Gross Frontage 51' 2" Net Frontage 48' 4" Shop Depth 25' 11" Built Depth 126' 3" Shop Area Approx. 1,250 sq ft Office/Store Area Approx. 295 sq ft Rear Ancillary Area Storage/Repairs Area Approx. 3,830 sq ft Office/Staffroom Area Approx. 310 sq ft Total Area Approx 5,685 sq ft	HSS Hire Service Group plc (Having a 250 strong network of Supercentres, branches and agencies) (T/O for Y/E 31/12/08 £166.1m, Pre-Tax Profit £8.5m and Net Worth £23.8m)	16 years from 18th October 1996	£32,500	FRI
First & Second Floors (4 Flats)	Not inspected	Various	Each 125 years from 1st January 2010	£200	Each FRI Rent rises by £200 pa every 25 years
TOTAL				£32,700	

£32,700 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