



View towards Ancaster Square

6 WEEK COMPLETION



SITUATION

Located just 50 yards from Ancaster Square which houses multiples such as **Spar, Martins, HSBC, Barnardos** and **Barclays** and near to a **Somerfield**. Llanrwst is located on the A470 at the edge of the Snowdonia National Park, 4 miles from Betws-y-Coed and 12 miles from Llandudno and the A55 Expressway.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Part First Floor	Ground Floor Shop Gross Frontage 24'0" Net Frontage 21'6" Shop Depth 54'6" Built Depth 61'4" Part First Floor Store Room Area Approx 105 sq.ft WC	E Moss Ltd (See Tenant Profile)	20 years from 6th January 1992	£9,439	FRI
Part First Floor Flat	3 Rooms, Kitchen, Bathroom/WC*	Individual	1 year from 1st April 2009	£4,920	AST
TOTAL				£14,359	

* Not inspected by Barnett Ross

PROPERTY

An attractive corner property comprising a **Ground Floor Shop** and part **First Floor Storage** with separate rear access to a **Self-Contained Flat** on part first floor level above.

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.

£14,359 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