



SITUATION

Occupying a prominent trading position along the part pedestrianised Chester Street, near to **TJ Hughes** and just a few yards from the junction with High Street which hosts a variety of traders including **Subway** and **Nationwide** as well as a number of pubs and restaurants.

In addition, the development of the nearby Eagles Meadow Shopping Scheme has enhanced the town's retail catchment with its occupiers including Debenhams and Marks & Spencer.

Wrexham is known to be the principle town of north-east Wales and is located approx. 10 miles south-west of Chester and approx. 20 miles west of Crewe with good road links via the M56 and M6.

PROPERTY

Forming part of an end of terraced building comprising a **Ground Floor Shop and Basement.**

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

£18,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION (Not inspected)

Ground Floor Shop

Internal Width	30'0"
Shop Depth	53'5"
Built Depth	56'0"
Sales Area	Approx. 1,216 sq ft ¹
WCs	

Basement

Area	Approx. 402 sq ft ¹
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¹ Area from VOA

TENANCY

The property is let on an internal repairing and insuring lease to **Coral Racing Ltd (T/O for Y/E 26/09/15 £667.8m, Pre-Tax Profit £81.1m and Shareholders' Funds £409.98m) (having approx. 1,600 branches)** for a term of 10 years from 26th September 2014 **(in occupation for over 13 years)** at a current rent of **£18,000 per annum** exclusive.

Rent Review and Tenant's Break 2019

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.co.uk

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 £500 (including VAT) upon exchange of contracts