

# RETAIL INVESTMENT FOR SALE

## 11 CHURCH STREET FLINT, NORTH WALES



### SITUATION & DESCRIPTION

The county of Flintshire is situated on the North Wales Coast an area rich in history, main towns are Mold and Flint. The principle coastal route A548 links the market town with the A55, its neighbouring towns and commercial/employment areas.

The market town of Flint has a population of approx 12,800 (source census 2001). The traditional High Street serves the requirements of surrounding population and commercial activities of the area, in addition The Retail Park and Sainsburys Supermarket add a further dimension to the towns retail offer.

No 11 Church Street is positioned within the Town's retail core close to the junction with Chester Street (A548) offering a mixture of local and national retail occupiers including Lloyds Pharmacy, Bevans DIY, Iceland, Specsavers, Boots, Co-Op, Havana Hair and HSBC.

The Property is of modern construction arranged at ground and first floor under a slate covered pitch roof. The front elevation gives a traditional feel with stone detail and window mullions.

### ACCOMMODATION

Clear rectangular retail sales with half cover at first floor providing ancillary accommodation. Servicing and goods inward is at the rear via a service yard and vehicular access from Sydney Street and the town centre shoppers car park.

Ground Floor Sales	134 SQ M	(1,442 SQ FT)
Ground Floor Staff/Office	11.5 SQ M	(124 SQ FT)
1st Floor Ancillary	93 SQ M	(1,001 SQ FT)

In accordance with the RICS outlined the floor areas have been calculated from on site measurements.

### TENURE

We are advised the property is held freehold without restriction.

### LEASE

The whole property is let to D McDermott & T.M McDermott trading as "Cresta" for a period of 24 years with effect from 25th February 1993 at a current rent of £27,500 per annum exclusive (Twenty Seven Thousand and Five Hundred Pounds). Subject to 4 yearly rent reviews. The lease is available for inspection and is drafted on FRI terms.

### RATEABLE VALUE

The property is assessed with effect from 1st April 2010

Rateable Value: £24,250

### PRICE

We are seeking offers of £250,000 (Two Hundred and Fifty Thousand Pounds) subject to contract which shows a net initial yeild of 10.7 % allowing for the usual purchasers costs at 3.75 %.

### EPC

To be confirmed.

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

VAT is not payable on the property.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan , Hitchcock Wright & Partners. Ref: JCB/MRK.

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Subject to Contract

Details Prepared JUNE 2011

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