

**Lot 44, 40 Chester Road, Flint,
Flintshire CH6 5DT**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Prominent Freehold Retail Investment

- Comprises two adjoining shops trading as Krakow Mini Market and Hot House
- Leases expiring in 2028 and 2029 (no breaks)
- Approximately 4,339 sq ft
- Located opposite Aldi Supermarket with other nearby retailers including Tesco Express, Farmfoods and a number of independent retailers

Lot

44

Auction

18th May 2023

Rent

£26,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

13 miles north east of Chester, 11 miles north of Wrexham, 18 miles south of Liverpool

Roads

A55, A494, A548, M6, M53

Rail

Flint Train Station

Air

Liverpool John Lennon Airport

Situation

Flint is a North Wales town with a population of around 13,000 and enjoys good communications via the A55 giving access to Chester (13 miles east) and the M56, as well as regular rail services. The property is situated on the south side of Chester Road, opposite an Aldi Supermarket with other nearby occupiers including Tesco Express, Farmfoods and a number of independent retailers.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises two well configured shops arranged on the ground floor only.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground (Unit 1)	Retail/Ancillary	276.57	(2,977)	S. Q. AHMED (t/a Hot House)	5 years and one day from 29/03/2023	£13,000	-
Ground (Unit 2)	Retail/Ancillary	126.53	(1,362)	R. MUSTAFA (t/a Krakow Mini Market)	10 years from 03/05/2019	£13,000	03/05/2024
Total		403.10	(4,339)			£26,000	

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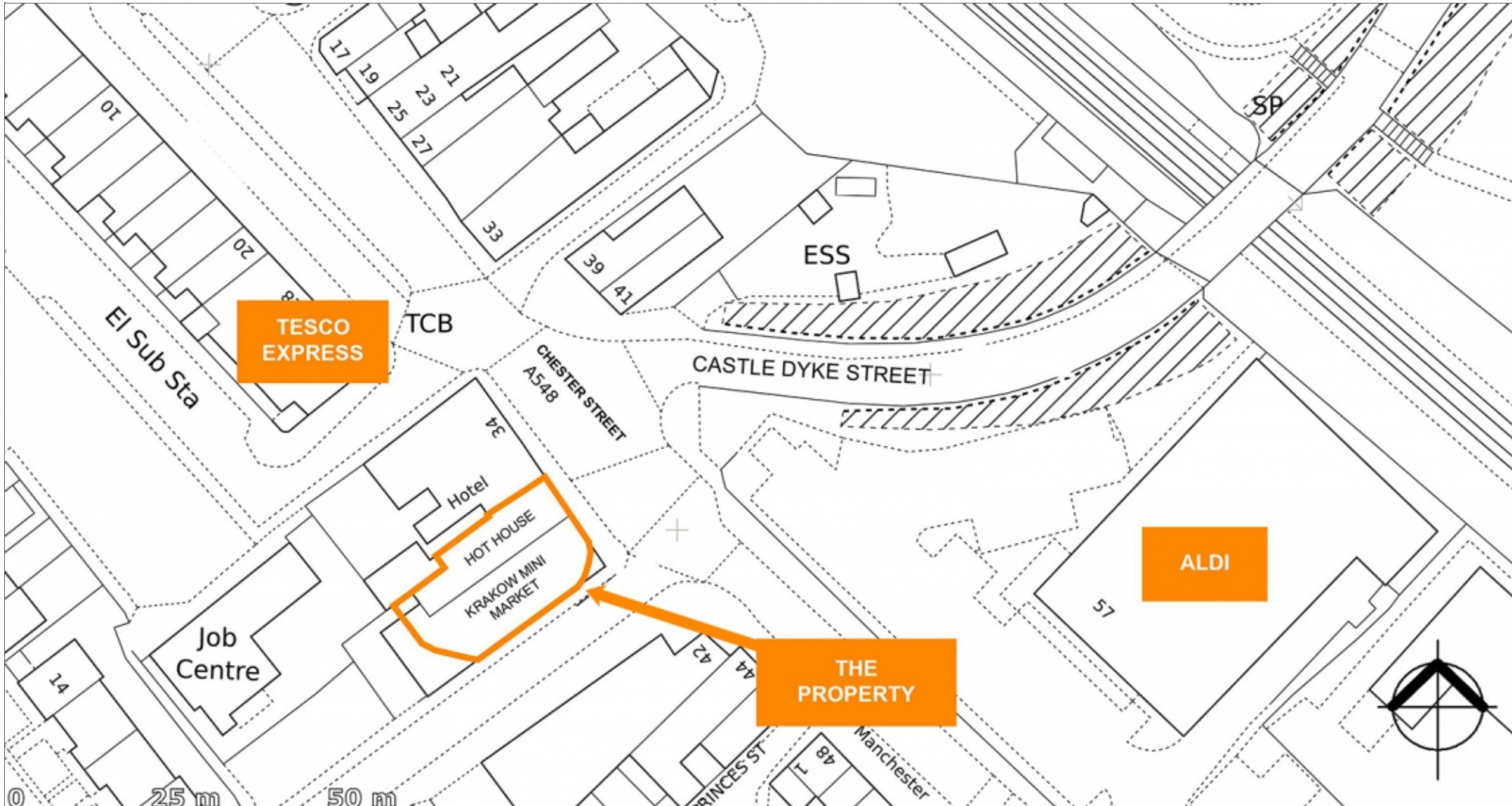
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September 2020