

# Lot 18, 23-25 Church Street, Flint, Flintshire CH6 5AD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



High Yielding Freehold Retail Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 18, 23-25 Church Street, Flint, Flintshire CH6 5AD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

## Property Information

### High Yielding Freehold Retail Investment

- Let to Iceland Foods Limited (not in occupation) until February 2030 (subject to option)
- Approximately 7,043 sq ft
- Immediate Asset Management Opportunities
- Development potential of upper parts (subject to consents)
- Nearby retailers include Tesco Express, Sainsbury's, Asda, Aldi, B&M, Domino's, Greggs, Subway and Boots Pharmacy

**Lot** 18  
**Auction** 13th December 2023

**Rent** £75,981 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 13 miles north west of Chester, 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 Church Street, with retailers including Tesco Express, Sainsbury's, Asda, Aldi, B&M, Domino's, Greggs, Subway and Boots Pharmacy.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises a former supermarket arranged on the ground and first floors. The property is serviced to the rear via Sydney Street.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 18, 23-25 Church Street, Flint,

## Flintshire CH6 5AD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	534.74 119.56	(5,756) (1,287)	ICELAND FOODS LIMITED (1)	25 years from 28/02/2005 (2)	£75,981 rising to £85,965 in February 2025
<b>Total</b>		<b>654.30</b>	<b>(7,043)</b>			<b>£75,981</b>

(1) For the year ending 24th March 2023, Iceland Foods Limited reported a turnover of £3,864,900,000 and a net worth of £684,700,000 (www.northrow.com). The tenant is currently not in occupation, having vacated in May this year.

(2) The lease is subject to a tenant only option to determine on 28/02/2025.



**Lot 18, 23-25 Church Street, Flint,  
Flintshire CH6 5AD**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



High Yielding Freehold Retail Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 18, 23-25 Church Street, Flint, Flintshire CH6 5AD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



High Yielding Freehold Retail Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 18, 23-25 Church Street, Flint,  
Flintshire CH6 5AD**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





# Lot 18, 23-25 Church Street, Flint, Flintshire CH6 5AD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



High Yielding Freehold Retail Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 18, 23-25 Church Street, Flint, Flintshire CH6 5AD

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**David Margolis**

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Bude Storz**

220 Stamford Hill

London

N16 6RA

**Raphael Bude**

0208 800 2800

[rb@budestorz.com](mailto:rb@budestorz.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020