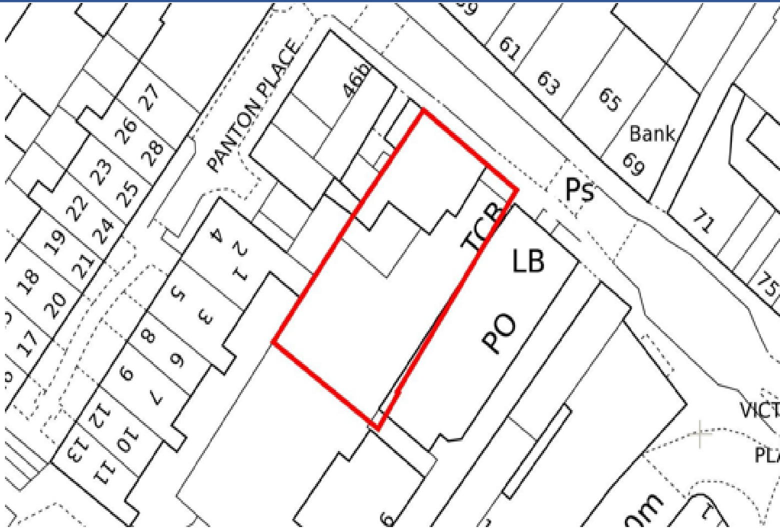
Holywell - 48 High Street, Clwyd CH8 7LE
Freehold Retail & Residential Ground Rent Investment

BLUE ALPINE

PROPERTY CONSULTANTS

Holywell - 48 High Street, Clwyd CH8 7LE
Freehold Retail & Residential Ground Rent Investment



Investment Consideration:

- Purchase Price: £135,000
- Gross Initial Yield: 9.24%
- Rental Income: £12,480 p.a.
- VAT is NOT applicable to this property
- Comprises large ground floor shop t/a Convenience Store and 2 flats above (sold-off)
- Benefits from large car park at rear for 8 cars, with residential development potential, STTP
- Situated on the south side of the pedestrianised High Street, with occupiers close by including Santander, SPAR, William Hill, Lidl, Home Bargains, Tesco Superstore and a range of local businesses.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 48 - Shop (Ground Floor)	Ground Floor: 135 sq m (1,455 sq ft) Open plan retail, storage, kitchen, wc	BSC Retail and Wholesale Trading Group (t/a Holywell Local)	7 Years from 5 November 2020	£12,480	Note 1: FRI
No. 48 - Flat 1 (First Floor)	Residential Flat: Sold-off	Transworld Import Export Limited	125 Years from 12 October 2005	Peppercorn	Note 1: FRI Note 2: Reversion 2130
No. 48 - Flat 2 (Second Floor)	Residential Flat: Sold-off				
			Total	£12,480	

Holywell - 48 High Street, Clwyd CH8 7LE
Freehold Retail & Residential Ground Rent Investment

Property Description:

Comprises large ground floor shop t/a Convenience Store and 2 residential flats above (both sold-off), providing the following accommodation and dimensions:

Ground Floor: 135 sq m (1,455 sq ft)
Open plan retail, storage, kitchen, wc

First Floor: Residential flat (sold-off)
Second Floor: Residential flat (sold-off)

The property benefits from large car park at rear for 8 cars, providing residential development potential, subject to obtaining the necessary consents.

Tenancy:

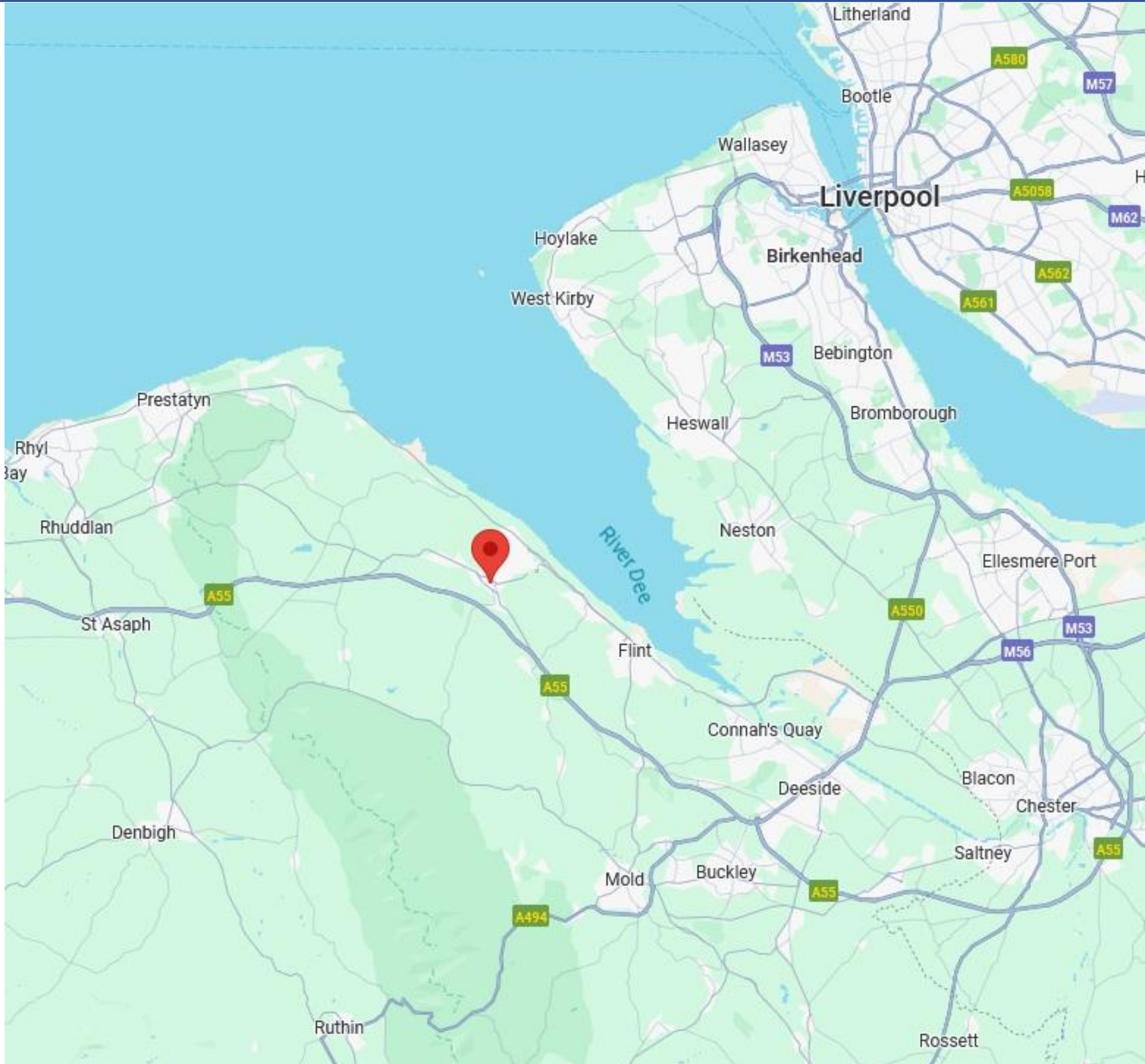
The ground floor shop is at present let to BSC Retail and Wholesale Trading Group for a term of 7 Years from 5th November 2020 at a current rent of £12,480 p.a. and the lease contains full repairing and insuring covenants.

Flats 1 & 2 have been sold-off on long leasehold to Transworld Import Export Limited for a term of 125 Years from 12th October 2005 at a ground rent of peppercorn.

Holywell - 48 High Street, Clwyd CH8 7LE
Freehold Retail & Residential Ground Rent Investment

Location:

The attractive market town of Holywell is located on the Dee Estuary 16 miles north-west of Chester and 12 miles east of Rhyl. The town benefits from good road communications being on the A5026 and located adjacent to the A55 Expressway which links to the M53 (Junction 12) at Chester and in turn the M56 and M6 motorways. Flint Station is 3.75 miles to the east offering Avanti services to London Euston (journey 2 hr 23 mins), and Transport for Wales services to Manchester Airport, Holyhead, Birmingham and Cardiff Central. The property is situated on the south side of the pedestrianised High Street, with occupiers close by including Santander, SPAR, William Hill, Lidl, Home Bargains , Tesco Superstore and a range of local businesses.

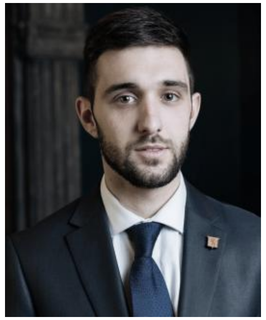


Holywell - 48 High Street, Clwyd CH8 7LE
Freehold Retail & Residential Ground Rent Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com

BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ