

SHOTTON

NORTH WALES

**8 CHESTER ROAD WEST
 CH5 1BX**

**INVESTMENT LET TO
 LADBROKES
 AND RESIDENTIAL FLAT**

NO VAT

Location

Shotton is situated on the B5129 in Flintshire within the Deeside conurbation near the border with England. It is located 5 miles west of Chester and can be easily reached from the A494, which links the M56/M53 to the A55 North Wales Expressway.

The subject unit occupies a prime position in the centre of the town close to both town car parks and the Shotton Train Station. Retailers nearby include **JD Wetherspoon, Boots Chemist, Natwest** and **HSBC**.

Accommodation

The ground is arranged as a shop unit and is occupied by Ladbrokes and the first floor is separately accessed from the rear and provides a 2 bedroom flat.

Ground Floor Sales	792 sq ft	73.58 sq m
Kitchen	31 sq ft	2.88 sq m

The flat is arranged with large lounge and 2 bedrooms, bathroom and kitchen.

Tenure / Tenancy

The property is freehold. The ground floor is let to Ladbrokes Betting & Gaming Ltd – lease currently being renewed on the basis of a new 5 year lease, with a tenant only break at the end of the 3rd year at a rent of £10,250 per annum. The flat is currently let at £525 per month. Total rent **£16,550 pa**.

Price

£160,000 equating to a Net Initial Yield of some 10% after deducting the usual Purchasers Costs.



Business Rates

Enquiries via the Valuation Office confirm the shop has a Rateable Value of £8,800 – from April 2023.

EPC

An EPC is being prepared.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The property is not registered for VAT.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through

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Shotton



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