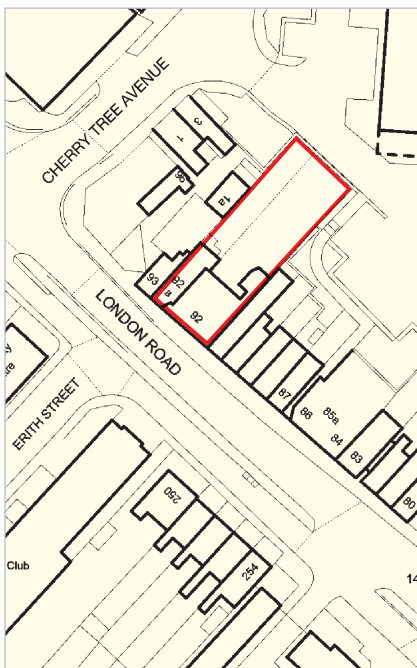


**Dover**  
**92 London Road**  
**Kent**  
**CT17 0SH**

- Freehold Betting Office and Residential Ground Rent Investment
- Shop let to William Hill Organization Limited
- Shop lease expires 2032 (1)
- Includes five residential ground rents
- Shop Rent Review 2017
- Total Current Rents Reserved **£16,750 pa<sup>(3)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

Dover has a population of around 28,000 and is a Cinque Port, resort and Channel Ferry terminal, located on the Strait of Dover, 15 miles south of Canterbury. The town is served by the A2 and A20, which provides access to the M2 and M20 motorways respectively. The property is situated on the north side of London Road (A256) close to its junction with Cherry Tree Avenue 1 mile to the north-west of the town centre. Occupiers close by include Aldi, Kwik-Fit, Spar and the Post Office.

**Description**

The property is arranged on ground and two upper floors to provide a ground floor betting office together with 5 flats above which have been sold off on long leases.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	William Hill Organization Limited (2)	Gross Frontage 13.4 m (43' 11") Net Frontage 7.1 m (23' 4") Shop Depth 9.2 m (30' 2")	20 years from 23.10.2012 Rent review every 5th year FR & I by way of service charge (1) The lease contains a tenant's option to break at the end of the 5th and 10th years	£15,750 p.a. (3)	Rent Review 2017
First and Second	Individuals	First and Second Floor – Five Flats	Let on 5 x 125 year leases from 01.07.2013	£1,000 p.a. (£200 each)	Reversion 2138

(2) William Hill was founded in 1934 and is the UK's largest bookmaker with over 2,390 licenced betting shops and employing more than 17,000 ([www.williamhillplc.com](http://www.williamhillplc.com)). For the year ended 1st January 2013, William Hill Organization Ltd reported a turnover of £15.78bn, a pre-tax profit of £301m, shareholders' funds of £105.55m and a net worth of -£726,942. (Source: [riskdisk.com](http://riskdisk.com) 09.09.2013)  
(3) The tenants have a rent-free period until 22nd May 2014. The Vendor will top up the rent such that the purchaser in effect receives £15,750 per annum from completion until 22nd May 2014.

**Total £16,750 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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