



Tenure

Long Leasehold. Held from Grangeford (Abbots Langley) Ltd for a term of 999 years from 1st January 2008 (thus having approximately 994 years unexpired) at a fixed rent of a peppercorn.

Location

Abbots Langley is a busy South Hertfordshire village which enjoys excellent road communications being situated inside the M25 and adjacent to the M1 motorway (Junctions 20 and 6A respectively) and the A41. The railway network is accessed via Kings Langley Rail Station which is located less than a mile away and which provides direct services into London (Euston) with a travel time of approximately 30 minutes.

The property is situated within a predominantly residential area close to the M25 (Junction 20) which is a short distance to the west of the property.

Occupiers close by include Spar, Domino's Pizza and a number of local retailers.

Description

The property is arranged on ground floor only, forming part of a larger building within a local retail parade. The unit benefits from customer parking to the front along with a service area to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.6 m	(18' 5")
Net Frontage	4.85 m	(15' 11")
Shop and Built Depth	18.8 m	(61' 8")

Tenancy

The property is at present let to LADBROKES BETTING & GAMING LTD for a term of 10 years from 11th December 2007 at a current rent of £20,000 per annum, exclusive of rates, and contains full repairing and insuring covenants which are recoverable by way of service charge. The property has been sublet to J & S Funeral Service Ltd until 28th September 2017.

Tenant Information

No. of Branches: 2,000.

Website Address: www.ladbrokes.com

For the year ended 31st December 2011, Ladbrokes Betting & Gaming Ltd reported a turnover of £694.138m, a pre-tax profit of £111.963m, shareholders funds of £1.727bn and a net worth of £885.62m (Source: riskdisk.com 11.02.2013.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 52 Band C (Copy available on website).

Abbots Langley

Unit 1

17 School Mead

Hertfordshire

WD5 0LA

- Modern Virtual Freehold Shop Investment
 - Let to Ladbrokes Betting & Gaming Ltd
 - Sublet to J & S Funeral Service Ltd
 - Affluent Hertfordshire village adjacent to M25
 - Reversion 2017
 - Current Gross Rent Reserved
- £20,000 pa**

SIX WEEK COMPLETION AVAILABLE

