

## Gosport 125 High Street, Hampshire PO12 1DU

- **Attractive Grade II Listed Freehold Betting Office and Residential Ground Rent Investment**
- Shop let to Ladbrokes Betting & Gaming Limited until 2023 (2)
- Situated in pedestrianised High Street location opposite JD Wetherspoon
- No VAT applicable
- Total Current Rents Reserved  
**£35,100 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Gosport, with a population of some 80,000, forms part of the Solent conurbation. The town is located west of Portsmouth and south of Fareham. The town enjoys good communications with the M27 (Junction 11) close by providing access to the south coast region and the rest of the motorway network. The property is situated within the main pedestrianised retail thoroughfare on High Street, in a prominent position opposite HSBC and JD Wetherspoon. Other occupiers close by include Lloyds Bank, HSBC, PDSA, Specsavers, Santander, Holland & Barrett and Costa among many others.

### Description

This Grade II Listed property is arranged on ground and three upper floors to provide a ground floor betting office with self-contained flats above which have been sold off. To the rear is a yard for parking.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
125 Ground Floor	Ladbrokes Betting & Gaming Limited (1)	Gross Frontage (inc ent. to uppers) 9.9m Net Frontage 8.2 m Shop Depth 22.0 m Built Depth 28.65 m	15 years from 15.08.2008 Rent review every 5th year (2) FR & I	£35,000 p.a.	Rent Review 2018
125A	Individual (3)	First Floor Flat (not inspected by Allsop LLP)	99 years from 25.12.1986	£50 p.a.	Rent Review 2085
125B	Individual (3)	Second & Third Floor Maisonette (not inspected by Allsop LLP)	99 years from 25.12.1986	£50 p.a.	Rent Review 2085

(1) Website: [www.ladbrokes.co.uk](http://www.ladbrokes.co.uk). For the year ended 31st December 2012, Ladbrokes Betting & Gaming Limited reported a turnover of £770.85m, a pre-tax profit of £172.1m, shareholders' funds of £1.824bn and a net worth of £983.84m. (Source: riskdisk.com 05.11.13.)  
(2) There is a lessee's option to determine the lease at the end of the tenth year.  
(3) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

**Total £35,100 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

**Seller's Solicitor** Ms N Crookes-West, Glanvilles. Tel: 01329 227912 e-mail: [nicola.crookes-west@glanvilles.co.uk](mailto:nicola.crookes-west@glanvilles.co.uk)  
**Joint Auctioneer** C Garner Esq, Garner Wood. Tel: 02392 629008 e-mail: [clive.garner@garnerwood.co.uk](mailto:clive.garner@garnerwood.co.uk)

