



Tenure

Freehold.

Location

Vauxhall Bridge Road (A202) runs south from Victoria Station to the Embankment and the River, in a densely populated area of Central London midway between Sloane Square and Westminster. Underground and mainline services are available at Victoria Station.

The property is situated on the north side of Vauxhall Bridge Road near to its junction with Rochester Row.

Occupiers close by include Barclays, Foxtons, Holland & Barrett and the Post Office.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor betting shop and a flat above that has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Viewings are to be carried out between 11.00 a.m. – 12 noon or 4.00 – 5.00 p.m. on Tuesday 26th November only.

No appointment is required and the staff will be aware.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
174 Vauxhall Bridge Road	Ladbrokes Betting & Gaming Limited (1) (t/a Ladbrokes)	Gross Frontage 5.03 m (16' 6") Net Frontage 3.54 m (11' 7") Shop Depth 11.65 m (38' 3") Built Depth 12.90 m (42' 4") Ground Floor 59.15 sq m Basement (2) (636.71 sq ft)	To be let for a term of 15 years from 23.12.2013 at the initial rent of £25,000 p.a. with upward only reviews at the end of years 5 and 10 on a full repairing and insuring basis with the tenant having a one-off right to break at the end of year 10	£25,000 p.a.	Rent Review 2018
174 Vauxhall Bridge Road Upper Floors		First and Second Floor Flat	125 years from 18.08.2003	£nil p.a.	Reversion 2128

(1) No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: www.ladbrokes.com
 For the year ended 31st December 2012, Ladbrokes Betting & Gaming Ltd reported a turnover of £770.85m, a pre-tax profit of £172.106m. shareholders' funds of £1.824bn and a net worth of £983.843m. (Source: riskdisk.com 30.10.13.)
 (2) Basement not inspected by Allsop.

Total £25,000 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 A Farnell Esq, Harold Benjamin. Tel: 0208 872 3005 e-mail: andrew.farnell@haroldbenjamin.com

London SW1V

174 Vauxhall Bridge Road

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- **Freehold Betting Shop and Long Lease of Uppers**
- Betting shop to be let to Ladbrokes on a new 15 year lease (1)
- No VAT applicable
- Shop Rent Reviews 2018 and 2023
- Total Current Rents Reserved
£25,000 pa

On the Instructions of Ladbrokes

