

## Lutterworth

### Unit 3, 1-5 Bell Street Leicestershire LE17 4DW

- **Leasehold Betting Office Investment**
- Let to Coral Racing Ltd lease expiring 2027 (no breaks)
- Minimum 2.5% pa compounded uplift at each review
- No VAT applicable

**SIX WEEK COMPLETION AVAILABLE**

#### Tenure

Leasehold. Held for a term of 99 years from 24th November 1961 at a fixed rent of £60 per annum.

#### Location

Lutterworth is a market town located in the Harborough district of Leicestershire 7 miles to the north of Rugby and 15 miles south of Leicester. The property is situated on Bell Street which fronts a small open market square which is set back slightly from the High Street. Occupiers close by include Lloyds TSB (adjacent) and Co-Op Travel whilst other occupiers on the High Street and Church Street include Barclays, NatWest, Subway, Specsavers, Lloyds Pharmacy and Costa.

**Current Gross Rent Reserved  
£13,000 pa  
Rising to a minimum of  
£14,708 pa in March 2016**

#### Description

The property is arranged on ground and one upper floor to provide a ground floor betting office together with first floor WCs, offices/stores and kitchenette. The property interconnects with the adjacent unit No 2 which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	5.55 m	(18' 3")
Net Frontage	5.30 m	(17' 5")
Shop Depth	11.10 m	(36' 5")
Built Depth	12.70 m	(41' 8")
Ground Floor	56.7 sq m	(610 sq ft)
First Floor	28.5 sq m	(307 sq ft)

#### Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 28th February 2011 at a current rent of £13,000 per annum, exclusive of rates. The lease provides for rent reviews in March 2016 and March 2021.

The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore the rent will rise to a minimum of £14,708 in March 2016, with a further minimum increase in March 2021. The lease contains full repairing and insuring covenants.

#### Seller's Solicitor

Ms J Boot, Wallace.

Tel: 0207 636 4422 Fax: 0207 467 8724.

E-mail: jackie.boot@wallace.co.uk



#### Tenant Information

No. of Branches: 1,600.

Website Address: www.coral.co.uk

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 68 Band C (Copy available on website).



## Ashton under Lyne

### 240 Kings Road Lancashire OL6 8HD

- **Virtual Freehold Betting Office Investment**
- Let to Coral Racing Ltd lease expiring 2027 (no breaks)
- Minimum 2.5% pa compounded uplift at each review
- No VAT applicable

**SIX WEEK COMPLETION AVAILABLE**

#### Tenure

Leasehold. Held for a term of 999 years from 1st June 1753 (thus having some 739 years unexpired) at a fixed rent of 50 pence per annum (not collected).

#### Location

Ashton-under-Lyne forms part of the Greater Manchester Conurbation and is located approximately 6 miles east of Manchester City Centre. The town is conveniently located 3 miles to the east of the M60 Orbital Motorway (Junction 23) which in turn provides access to the M62, M67 and M56.

**Current Gross Rent Reserved  
£5,150 pa  
Rising to a minimum of  
£5,899 pa in September 2016**

Occupiers close by include Co-Op (opposite), Post Office, ASDA, Texaco Petrol Station and a number of local occupiers.

#### Description

The property is arranged on ground floor only to provide a ground floor semi-detached shop unit which lies adjacent to a public house. There is a customer WC as well as ancillary/staff accommodation and WC to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	4.50 m	(14' 9")
Net Frontage	3.90 m	(12' 9")
Shop Depth	11.15 m	(36' 7")
Built Depth	14.45 m	(47' 5")
Ground Floor	55.10 sq m	(593.11 sq ft)

#### Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 28th February 2011 at a current rent of £5,150 per annum, exclusive of rates. The lease provides for rent reviews in September 2016 and September 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value.

#### Seller's Solicitor

Ms J Boot, Wallace.

Tel: 0207 636 4422 Fax: 0207 467 8724.

E-mail: jackie.boot@wallace.co.uk



Therefore the rent will rise to a minimum of £5,899 in September 2016, with a further minimum increase in September 2021. The lease contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: 1,600.

Website Address: www.coral.co.uk

#### VAT

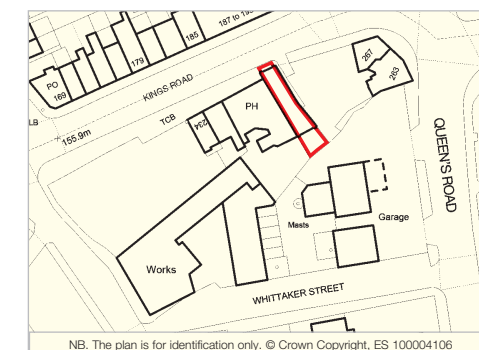
VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).



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