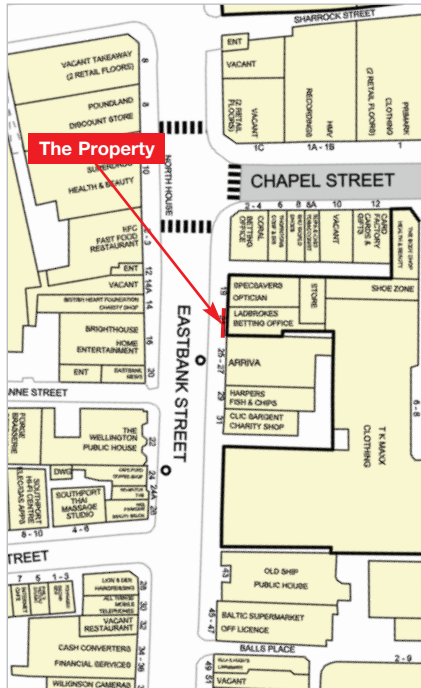


**Southport**  
**21 Eastbank Street**  
**Merseyside**  
**PR8 6TH**

- **Freehold Betting Shop Investment**
- Let to Ladbrokes on a lease expiring in 2020
- Town centre trading position close to Chapel Street
- Modern building on ground and first floors
- Reversion September 2020
- Current Rent Reserved  
**£37,070 pa**



**Tenure**  
Freehold.

**Location**

Southport, with a population of some 91,000, is a prosperous and attractive coastal resort town located 16 miles north of Liverpool and 19 miles south-west of Preston. The town benefits from good communications being located at the junction of the A565 and A570, which provides direct access to the M58 and the national motorway network thereafter.

The property is situated on the east side of Eastbank Street just south of its junction with Chapel Street, which is the main pedestrianised town centre shopping street.

Occupiers close by include Specsavers (adjacent), TK Maxx, Brighthouse, British Heart Foundation, KFC, Superdrug, Poundland and Coral.

**Description**

The property is arranged on ground and one upper floor to provide a shop unit which is presently fitted out in Ladbrokes corporate style with accommodation on the first floor which is sublet to Specsavers who use it in conjunction with their adjacent unit.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.20 m</b>	<b>(20' 4")</b>
<b>Net Frontage</b>	<b>5.10 m</b>	<b>(16' 9")</b>
<b>Shop Depth</b>	<b>14.55 m</b>	<b>(47' 9")</b>
<b>Built Depth</b>	<b>15.70 m</b>	<b>(51' 6")</b>

<b>Ground Floor</b>	<b>108.05 sq m</b>	<b>(1,163 sq ft)</b>
<b>First Floor</b>	<b>116.15 sq m (1)</b>	<b>(1,250 sq ft) (1)</b>

(1) The first floor area has been provided by the Tenant and has not been measured by Allsop LLP.

**Tenancy**

The entire property is at present let to LADBROKES BETTING AND GAMING LTD for a term of 10 years from and including 14th September 2010 at a current rent of £37,070 per annum. The lease provided for a rent review in the fifth year of the term and contains full repairing and insuring covenants. The first floor is sublet to Specsavers.

**Tenant Information**

Website Address: [www.ladbrokes.com](http://www.ladbrokes.com)  
For the year ended 31st December 2014, Ladbrokes Betting and Gaming Ltd reported a turnover of £824.322 million, a pre-tax profit of £57.141 million and a net worth of £1.096 billion. (Source: Experian 17.02.2016.)

**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 Rating please see website.