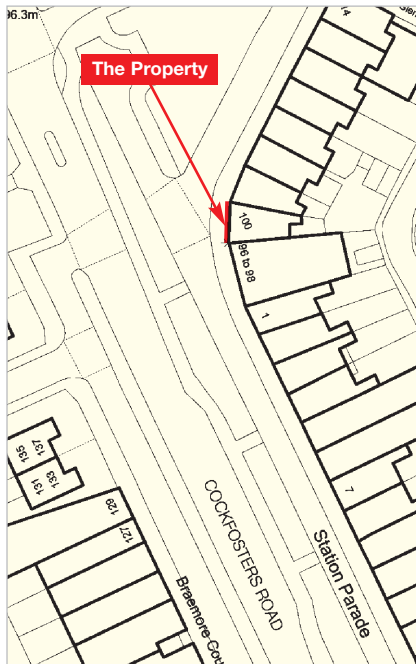


London EN4

100 Cockfosters Road Cockfosters EN4 0DP

- **Freehold Betting Shop and Ground Rent Investment**
- Betting shop to be let to Ladbrokes on a new 15 year lease (1)
- No VAT applicable
- Shop Rent Reviews 2018 and 2023
- Close to Cockfosters Underground Station
- Total Current Rents Reserved
£22,750 pa

On the Instructions of Ladbrokes



Tenure

Freehold.

Location

Cockfosters is an affluent outer London suburb, located about 12 miles north of Central London and 4 miles west of Enfield. The area benefits from excellent communications being on A111 and A110, giving access to the M25 (Junction 24) with Underground services (Piccadilly Line) available at Cockfosters.

The property is situated on the east side of Cockfosters Road at the junction with Bramley Road. Occupiers close by include Boots Opticians, One Stop and a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting shop and 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
100 Cockfosters Road	Ganton House Investments Limited a group company of Ladbrokes Betting & Gaming Limited (1) (t/a Ladbrokes)	Gross Frontage 7.60 m Net Frontage 6.85 m Shop Depth 11.75 m Built Depth 14.20 m	(24' 11") (22' 6") (38' 6") (46' 7") To be let for a term of 15 years from 23.12.2013 at the initial rent of £22,750 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	£22,750 p.a.	Rent Review 2018
Upper Floors		First and Second Floor Residential	125 years from 10.01.2002	Peppercorn	Reversion 2127

(1) No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: www.ladbrokes.co.uk

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.)

Total £22,750 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 J Rose Esq, Harold Benjamin Solicitors. Tel: 0208 872 3026 e-mail: jonathan.rose@haroldbenjamin.com