

Oswaldtwistle

338 Union Road
Lancashire
BB5 3JD

- **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

Virtual Freehold. Held for a term of 1,000 years from 2nd May 1856 (thus having approximately 843 years unexpired) at a fixed rent of a £1.50.

Location

Oswaldtwistle lies immediately to the west of Accrington on the Leeds and Liverpool Canal 3 miles east of Blackburn and 2 miles south of the M65 Motorway.

The property is situated on the north side of Union Road, the main shopping street in the town, opposite its junction with Commercial Street. Nearby occupiers include Betfred, Booze Buster, Lloyds TSB, a Co-op Supermarket and a chemist.

Description

The property is arranged on ground and one upper floor to provide a ground floor betting office with staff and customer toilets, a staff room and store.

Current Gross Rent Reserved
£7,000 pa

Rising to a Minimum of
£7,969 pa in June 2016

The upper floor has been sealed off and there is presently no access. To the rear is a small yard.

The property provides the following accommodation and dimensions:

Gross Frontage	4.9 m	(16' 1")
Net Frontage	3.55m	(11' 8")
Shop Depth	15.55 m	(5' 10")
Built Depth (Max)	17.7 m	(58' 1")
Ground Floor	63 sq m	(678.15 sq ft)
First Floor - No Access		

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 £7,000 per annum, exclusive of rates.

The lease provides for rent reviews in June 2016 and June 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 £7,969 pa in June 2016 with a further minimum increase in 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

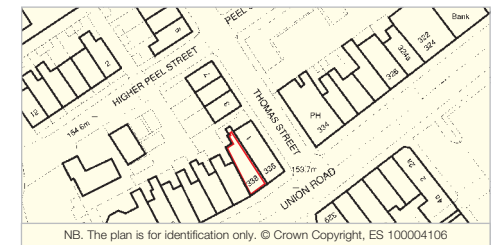
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 66 Band C (Copy available on website).



Cudworth

226 Barnsley Road
Barnsley S72 8UH

- **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

Freehold.

Location

Cudworth is located on the outskirts of Barnsley approximately 4 miles (6 km) to the north-east of the town centre. Other nearby conurbations include Wakefield, 10 miles (16 km) to the north and Doncaster, 15 miles (24 km) to the south-east.

The regional motorway network is accessed via Junction 37 of the M1, 5 miles (8 km) to the west. Regular rail services to London and Edinburgh are available via the East Coast Mainline from Wakefield Westgate Station and regional destinations can be accessed from Barnsley Station.

The property is situated on the northern side of Barnsley Road opposite its junction with Prospect Street in the centre of Cudworth. Occupiers close by include Co-Op Supermarket, Age UK, Santander, Co-Op Pharmacy and Barnsley Building Society.

Current Rent Reserved

£9,500 pa
Rising to a Minimum of
£10,815 in June 2016

Description

The property is arranged on ground and one upper floor to provide a ground floor betting office with customer and staff toilets to the rear together. The upper parts have been sealed off and there is presently no access.

The property provides the following accommodation and dimensions:

Gross Frontage	6.70 m	(21' 11")
Net Frontage	6.05 m	(19' 10")
Shop & Built Depth	12.20 m	(66' 30")
Ground Floor	76.45 sq m	(823 sq ft)
First Floor - No Access		

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £9,500 per annum, exclusive of rates.

The lease provides for rent reviews in June 2016 and June 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 £10,815 in June 2016 with a further minimum increase in 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 74 Band C (Copy available on website).

