

Maidenhead Unit 1 Providence Place Berkshire SL6 8AG

- **Town Centre Freehold Betting Shop Investment**
- Betting shop to be let to Ladbrokes on a new 15 year lease
- Shop Rent Reviews 2018 & 2023
- No VAT Applicable
- Total Current Rents Reserved
£16,000 pa

On the Instructions of Ladbrokes



Tenure

Freehold.

Location

Maidenhead, with a population of some 59,500, is a busy, popular and prosperous Thames Valley town which has seen much expansion over recent years. It is situated 26 miles west of Central London, 10 miles west of Slough and 15 miles north-east of Reading. The town benefits from excellent road communications with the A404(M) providing access to the M4 to the south and the M40 to the north. The town also benefits from regular rail services to London (Paddington) with a fastest journey time of 26 minutes whilst Heathrow Airport is within easy reach. The property is situated in the town centre just off High Street/Market Street. Occupiers close by include Nationwide, Boots, Thomson and a number of other national retailers along High Street.

Description

The property is arranged on ground and one upper floor to provide a ground floor betting shop with ancillary upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18' 0")
Net Frontage	4.15 m	(13' 7")
Shop Depth	10.95 m	(35' 11")
Built Depth	11.95 m	(39' 3")
First Floor Ancillary	56 sq m	(602 sq ft)

Tenancy

The entire property is to be let to LADBROKES BETTING & GAMING LIMITED for a term of 15 years from 23rd December 2013 at the initial rent of £16,000 per annum with upwards only reviews at the end of years 5 & 10 on a full repairing and insuring basis with the tenant having a one off right to break at the end of year 10.

Tenant Information

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.)

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

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.

