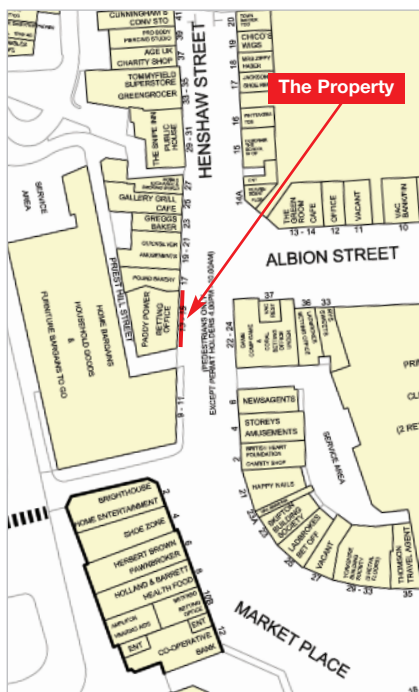


Oldham **13-15 Henshaw Street** **Lancashire** **OL1 1NH**

- **Freehold Betting Shop Investment**
 - Town centre location
 - Entirely let to Power Leisure Bookmakers Ltd (t/a Paddy Power) until 2027 (1)
 - Rent Review 2017
 - Current Rent Reserved
- £51,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Oldham, which has a population in excess of 103,000, is a large Greater Manchester town and the administrative centre of the metropolitan borough of Oldham. The town lies 7 miles north-east of Manchester and 6 miles south-east of Rochdale. The town is well served by the motorway network with the A627(M) connecting to Junction 20 of the M62 Motorway and the A62 connecting to Junction 22 of the M60 Motorway.

The property is situated on the west side of Henshaw Street in the heart of Oldham town centre and some 150 yards north of Spindles Town Square Shopping Centre. Access to the A62 (Manchester Street) lies some 0.5 miles south-west and the road links directly with the M60 via Junction 22 some 1.7 miles south-west. Occupiers close by include Greggs, Brighthouse, Primark, Ladbroses and British Heart Foundation amongst many other high profile and local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor betting shop with ancillary accommodation at basement level. The upper floors are accessed from within the store and provide ancillary accommodation.

The property provides the following accommodation and dimensions:
Gross Frontage 13.65 m (44' 9")
Net Frontage 12.60 m (41' 4")

Basement	84.7 sq m	(912 sq ft)
Ground Floor	129.2 sq m	(1,391 sq ft)
First Floor	95.0 sq m	(1,023 sq ft)
Second Floor	89.7 sq m	(966 sq ft)
Total	398.6 sq m	(4,292 sq ft)

NB. Not inspected by Allsop. Areas sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to POWER LEISURE BOOKMAKERS LIMITED (t/a Paddy Power), with Paddy Power plc as surety, for a term of 15 years from 20th July 2012 at a current rent of £51,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to determine the lease on the fifth and tenth anniversary of the term (2017 and 2022) (1).

Tenant Information

Website Address: www.paddypower.com

VAT

VAT is applicable to this lot.

Buyer's Premium

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

Documents

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

Energy Performance Certificate

EPC Rating 108 Band E (Copy available on website).