



## Tenure

Freehold.

## Location

Birkenhead is the principal town on the Wirral peninsula, on the west bank of the Mersey, facing the city of Liverpool. Access to the city is via the A41 (Mersey Tunnel) which in turn links to the M53 (Junction 5) to the south, whilst the A553 links to the M53 (Junction 3) about 2 miles to the west.

The property is situated in the heart of the pedestrianised town centre. Occupiers close by include McDonald's, William Hill, Superdrug, Asda and Iceland.

## Description

The property is arranged on basement, ground and two upper floors to provide a ground floor betting shop, which intercommunicates to the adjacent unit not included in the sale. The first and second floors are not presently used.

The property provides the following accommodation and dimensions:

Gross Frontage	5.70 m	(18' 8")
Net Frontage	4.60 m	(15' 1")
Shop Depth	15.75 m	(51' 8")
Built Depth	22.50 m	(73' 9")
Basement	64.5 sq m	(694 sq ft)
First Floor	110.00 sq m	(1,184 sq ft)
Second Floor – No Access		

## 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 £20,000 per annum with upwards only rent 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.

## Tenant Information

No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: [www.ladbrokes.com](http://www.ladbrokes.com)

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](http://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.

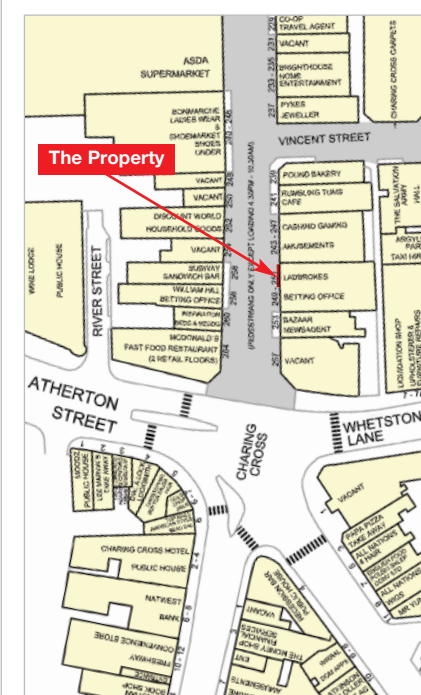
# Birkenhead

## 249 Grange Road

### CH41 2PH

- **Freehold Betting Shop Investment**
- Betting shop to be let to Ladbrokes on a new 15 year lease
- No VAT applicable
- Rent Reviews 2018 and 2023
- Town centre pedestrianised location
- Total Current Rents Reserved **£20,000 pa**

On the Instructions of Ladbrokes



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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