



### Tenure

Freehold.

### Location

Ilford forms part of the London Borough of Redbridge and is located 7 miles north-east of Central London. Ilford has long been established as a major retailing centre and its standing has been further enhanced by the Exchange Shopping Centre, centred on Cranbrook Road and the High Road. The property is situated on the south side of Eastern Avenue at the junction of Ley Street. Newbury Park Underground Station (Central Line) is close by. Occupiers close by include Topps Tiles, B&Q, BP (incorporating M&S) and McDonald's.

### Description

The property is arranged on ground and one upper floor 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.allso.co.uk](http://www.allso.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
744 Eastern Avenue	Ladbrokes Betting & Gaming Limited (1)	Gross Frontage 5.95 m Net Frontage 5.3 m Shop Depth 10.9 m Built Depth 17.3 m	(19' 6") (17' 5") (35' 9") (56' 9")	To be let for a term of 15 years from 23.12.2013 at the initial rent of £17,500 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	£17,500 p.a.  Rent Review 2018
Upper Floors	Individual	First Floor – Flat	125 years from 12.09.2011	£200 p.a.	Rent Review every 10 years in line with RPI

(1) No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: [www.ladbrokes.co.uk](http://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 £17,700 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** Farrah Tejani, Harold Benjamin Solicitors. Tel: 0208 872 3027 e-mail: [farrah.tejani@haroldbenjamin.com](mailto:farrah.tejani@haroldbenjamin.com)

## Ilford

### 744 Eastern Avenue

### Essex

### IG2 7HU

- **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 Newbury Park Tube Station
- Total Current Rents Reserved **£17,700 pa**

On the Instructions of Ladbrokes

