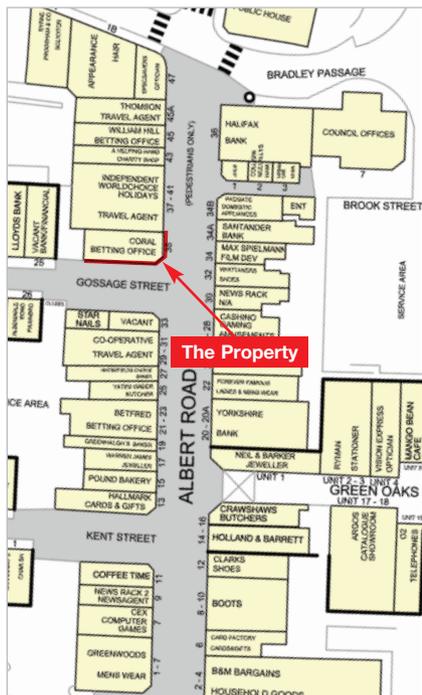


**Widnes**  
**35 Albert Road**  
**Cheshire**  
**WA8 6JA**

- **Freehold Betting Office Investment**
- Let to Coral Racing Limited until 2027 (no breaks)
- Minimum 2.5% p.a. compound uplift at review
- No VAT applicable
- Pedestrianised position
- Current Rent Reserved **£40,779 pa<sup>(1)</sup>**

**Rising to a minimum of £46,137.70 per annum in 2021**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Widnes, with a population in excess of 55,000, is a popular Cheshire town with a busy retail centre. The town boasts good road communications, being situated on the A562 some 4 miles south of Junction 7 of the M62 Motorway, 5 miles north of Junction 12 of the M56 Motorway and 12 miles south-east of Liverpool. Widnes is likely to further improve on completion of the new six-lane bridge over the Mersey which is scheduled for completion in 2017.

The property is located on the pedestrianised section of Albert Road, on the corner with the Albert Square Shopping Centre. Occupiers close by include Clarks, Boots, Yorkshire Bank, Halifax, William Hill, Lloyds Bank, Co-operative Travel, Betfred and WH Smith.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor betting office, the upper parts were previously used for storage, but are not presently accessible.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>7 m</b>	<b>(22' 11")</b>
<b>Net Frontage</b>	<b>6.25 m</b>	<b>(20' 6")</b>
<b>Gross Return Frontage</b>	<b>8.8 m</b>	<b>(28' 10")</b>
<b>Net Return Frontage</b>	<b>7.05 m</b>	<b>(23' 2")</b>
<b>Shop Depth</b>	<b>20.63 m</b>	<b>(67' 8")</b>
<b>Ground Floor</b>	<b>126 sq m</b>	<b>(1,356 sq ft)</b>
<b>First Floor – No Access</b>		

**Tenancy**

The entire property is at present let to CORAL RACING LIMITED for a term of 16 years from 28th February 2011 at a current rent of £35,600 per annum. The lease provides for rent reviews on 29th September 2016 and 29th September 2021 to either a minimum of 2.5% per annum compounded or Open Market Rental Value. The rent will therefore rise to the greater of £40,779 per annum or OMV from 29th September 2016, however the rent review has not been implemented (1). The rent will rise again to a minimum of £46,137.70 in 2021. The lease contains full repairing and insuring covenants.

**Tenant Information**

No. of Branches: 1,700 nationwide.  
Website Address: [www.coral.co.uk](http://www.coral.co.uk)  
For the year ended 26th September 2015, Coral Racing Ltd reported a turnover of £667.7m, a pre-tax profit of £84.1m, shareholders' funds of £409.9m and a net worth of £264.1m. (Source: Experian 08.09.2016.)

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

EPC Rating 72 Band C (Copy available on website).