

Kirkcaldy

187/189 Dunearn Drive Fife KY2 6LE

- **Heritable Betting Shop Investment**
- **Let to Coral Racing**
- **Lease expiring 2025 (1)**
- **Rent Review 2015**

SIX WEEK COMPLETION AVAILABLE

Tenure

Heritable.

Location

Kirkcaldy is an established retailing and commercial centre serving a population of 47,000 situated on the north bank of the Fifth of Forth, about 11 miles directly north of Edinburgh. Road access is good, having the A92 providing a rapid link to the M90 and Forth Road Bridge which is about 12 miles to the west.

Dunearn Drive runs through the extensive Templehall residential estate about 1½ miles north of the town centre, and the property is situated in a busy local shopping area where occupiers close by include the Co-op,

Current Rent Reserved £9,500 pa

the Post Office, Lloyds Pharmacy and Lloyds Bank together with a number of local retailers.

Description

The property is arranged on ground floor only to provide a betting office. The property benefits from rear servicing access over a shared yard and provides the following accommodation and dimensions:

Gross Frontage	9.4 m	(30' 10")
Net Frontage	8.57 m	(28' 2")
Built Depth (approx)	11 m	(36' 1")

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 35 years from 12th February 1990 at a current rent of £9,500 per annum. The lease provides for rent reviews every fifth year of the term, contains full repairing and insuring covenants and also refers to a schedule of condition. The lessee has the benefit of a break clause in February 2020 (1).

Tenant Information

No. of Branches: Over 1,700 stores.
Website Address: www.coral.co.uk

Seller's Solicitor

Paul Wallace, Brodies.
Tel: 0131 656 0185.
E-mail: paul.wallace@brodies.com



For the year ended 28th September 2013, Coral Racing Ltd reported a turnover of £628m, a pre-tax profit of £81.6m, shareholders' funds of £239.3m and a net worth of £93.5m. (Source: www.riskdisk.com November 2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

