

Hartlepool

136 Oxford Road Cleveland TS25 5RH

- **Freehold Betting Office Investment**
- Let to Coral Racing Ltd on a lease expiring 2027 (no breaks)
- Minimum 2.5% per annum compounded uplift at each review
- No VAT applicable

SIX WEEK COMPLETION PERIOD AVAILABLE

Tenure

Freehold.

Location

Hartlepool, with a population of approximately 87,000, is located approximately 8 miles north of Middlesbrough. The town benefits from excellent road communications with the A689 dual carriageway providing direct links to both the A19 and the A1(M).

The property is situated in a corner position at the junction of Marlborough Street with Oxford Road.

Current Rent Reserved
£9,750 pa
Rising to a Minimum of
£11,100 pa in June 2016

Hartlepool town centre is located one mile to the north-east and Oxford Road joins the main A689 (Belle Vue Way) approximately half a mile to the east.

Occupiers close by include a NISA Convenience Store, Post Office, Booze Buster and a number of take-aways.

Description

The property is arranged on ground and one upper floor to provide a ground floor corner betting office, together with a disused former flat on the first floor which has been sealed off.

The property provides the following accommodation and dimensions:

Gross Frontage	12.2 m	(40' 0")
Net Frontage	4.95 m	(16' 3")
Shop Depth	11.5 m	(37' 8")
Built Depth	11.8 m	(38' 8")
Ground Floor Sales	113.95 sq m	(1,226 sq ft)
First Floor – No access		

Seller's Solicitor

Ms J Boot, Wallace LLP.

Tel: 0207 636 4422 Fax: 0207 467 8724.

e-mail: jackie.boot@wallace.co.uk



Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £9,750 per annum, exclusive of rates.

The lease provides for rent reviews in June 2016 and June 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market value. Therefore, the rent will rise to a minimum of £11,100 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,600.

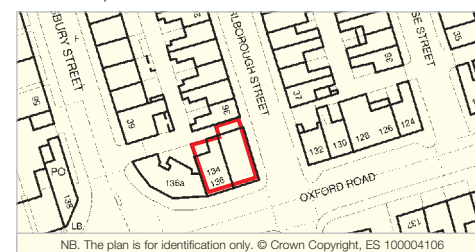
Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the Website www.alltop.co.uk



Newcastle upon Tyne

Back Victoria Terrace Throckley NE15 9AA

- **Freehold Betting Office Investment**
- Let to Coral Racing Ltd on a lease expiring 2027 (no breaks)
- Minimum 2.5% per annum compounded uplift at each review
- No VAT applicable

SIX WEEK COMPLETION PERIOD AVAILABLE

Tenure

Freehold.

Location

Throckley is located on the course of Hadrian's Wall approximately 6 miles west of Newcastle upon Tyne.

The property is situated to the south-west of the B6528 (Hexham Road)/A6085 (Newburn Road) roundabout which gives access to the A69, 3/4 of a mile to the north.

Current Rent Reserved
£7,250 pa
Rising to a Minimum of
£8,202 pa in March 2016

There is a retail parade located to the north-west on Hexham Road which is occupied predominantly by local traders and there is a Sainsbury's Supermarket nearby.

Description

The property lies on a sloping site and is arranged on ground and lower ground floors to provide a betting office.

The property provides the following accommodation and dimensions:

Gross Frontage	10.25 m	(33' 7")
Net Frontage	3.60 m	(11' 9")
Shop & Built Depth	10.75 m	(35' 3")
Basement	19.70 sq m	(212 sq ft)
Ground Floor	96.60 sq m	(1,040 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £7,250 per annum, exclusive of rates.

The lease provides for rent reviews in March 2016 and March 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value.

Seller's Solicitor

Ms J Boot, Wallace LLP.

Tel: 0207 636 4422 Fax: 0207 467 8724.

e-mail: jackie.boot@wallace.co.uk



Therefore, the rent will rise to a minimum of £8,202 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,600.

Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the Website www.alltop.co.uk

