

Leicester

10-12 Granby Street and 3 Granby Place Leicestershire LE1 1DE

- **Freehold Betting Office Investment**
- Recently occupied and fitted out by Coral in 2013 on a new 10 year lease
- Prominent City Centre position
- Close to Marks & Spencer, WH Smith, BHS and Boots
- Rent Review 2018
- Current Gross Rent Reserved
£30,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold – 10-12 Granby Street.

A small area (marked blue on the plan) at the rear of the property known as 3 Granby Place is held on a lease from Leicester City Council for a term of 50 years from 26th July 2013 at a current rent of £2,000 p.a. reviewable every 5th year.

Location

Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 and M69 Motorways. The city has a population of some 318,000 and has regular rail services to London and the north.

The property is situated on the eastern side of Granby Street at its junction with Granby Place immediately to the south of the intersection of Gallowtree Gate and Halford Street in the heart of the city centre. Occupiers close by include Chelsea Building Society (adjacent), NatWest (opposite), BHS, The Works, Greggs, Poundland, WH Smith, Boots and Marks & Spencer.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor betting office with ancillary accommodation in the basement and the first floor above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.55 m	(28' 0")
Net Frontage	8.15 m	(26' 8")
Shop Depth	12.50 m	(41' 0")
Built Depth	22.45 m	(73' 7")

Basement	85.2 sq m	(917 sq ft)
Ground Floor Retail	157.6 sq m	(1,696 sq ft)
First Floor Ancillary	78.1 sq m	(841 sq ft)
Total	320.9 sq m	(3,454 sq ft)

Tenancy

The property is at present let to CORAL RACING LIMITED for a term of 10 years from 26th July 2013 at a current rent of £30,000 per annum. The lease provides for a rent review and tenant's option to break in the fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

Tenant Information

No. of Branches: 1,600.

Website Address: www.coral.co.uk

For the year ended 29th September 2012, Coral Racing Limited reported a turnover of £603.477m, a pre-tax profit of £101.348m, shareholders' funds of £201.515m and a net worth of £61.039m. (Source: riskdisk.com 23.04.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

