



Tenure

Freehold.

Location

The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 motorways which in turn link to the M6, 4 miles from Liverpool city centre.

The property lies on West Derby Road (A5049), at its junction with Marlborough Road, approximately 2½ miles from Liverpool city centre and 3 miles from Junction 4 of the M62 motorway.

Occupiers close by include Greggs (adjacent), William Hill, Marie Curie, Motorworld and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting shop with ancillary accommodation to the rear. The upper floors have been sealed off and are not presently used.

The property provides the following accommodation and dimensions:

Gross Frontage	4.55 m	(14' 11")
Net Frontage	4.15 m	(13' 7")
Shop Depth	14.10 m	(46' 3")
Built Depth	17.90 m	(58' 8")
First Floor Ancillary/Storage (sealed off)		
Second Floor (sealed off)		

Tenancy

The entire property is at present let to LADBROKES BETTING & GAMING LIMITED for a term of 5 years from 25th June 2007 at a rent of £8,750 per annum, exclusive of rates. The lease contains full repairing and insuring covenants subject to a schedule of condition. We understand from Ladbrokes that they have been in occupation since 1972.

Tenant Information

For the year ended 31st December 2009, Ladbrokes Betting & Gaming Ltd reported a turnover of £790.369m, a pre-tax profit of £238.011m and a net worth of £649.339m.

(Source: riskdisk.com 14.04.11.)

Ladbrokes have 2000 branches nationwide.

Website: www.ladbrokes.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Liverpool

567 West Derby Road Merseyside L13 8AD

- **Freehold Betting Shop Investment**
- Let to Ladbrokes Betting & Gaming Ltd
- Been in occupation since 1972
- Adjacent to Greggs
- VAT is not applicable
- Reversion June 2012
- Current Rent Reserved
£8,750 pa

**SIX WEEK COMPLETION
AVAILABLE**

