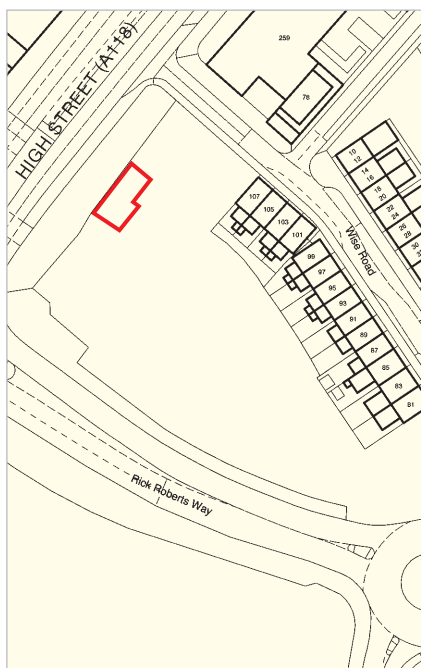


# **London E15** **Unit 2** **253 High Street** **Stratford** **E15 2LS**

- **Virtual Freehold Betting Shop Investment**
- Let to Ladbrokes Betting & Gaming Ltd (sublet)
- Lease expiring 2022, no breaks
- Modern unit in new development near The Olympic Stadium
- No VAT applicable
- Rent Review 2017
- Current Gross Rent Reserved  
**£20,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



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## **Tenure**

Leasehold. Held from Brosaf Holdings Ltd for a term of 999 years (less 10 days) from 15th February 2012 (thus having approximately 996 years unexpired) at a fixed rent of a peppercorn.

## **Location**

Stratford is the East London home of the Olympic Stadium, and has seen significant infrastructure investment over the last decade including the Westfield Shopping Centre, Olympic Stadium and enhanced road and rail links to Central London.

The property is situated on the ground floor of a modern residential scheme called 'Aurora' on Stratford High Street (A118) close to its junction with Rick Roberts Way. Stratford Interchange (Jubilee and Central Line) is just to the north and the Olympic Stadium is within a short walk. Occupiers close by include a Tesco Express, Holiday Inn Express, Travelodge and a variety of local traders.

## **Description**

The property is arranged on ground floor only to provide a newly fitted betting shop.

The property provides the following accommodation and dimensions:		
<b>Gross Frontage</b>	<b>15.90 m</b>	<b>(52' 2")</b>
<b>Net Frontage</b>	<b>15.50 m</b>	<b>(50' 9")</b>
<b>Shop Depth (max)</b>	<b>7.20 m</b>	<b>(23' 6")</b>
<b>Built Depth (max)</b>	<b>8.60 m</b>	<b>(28' 2")</b>

## **Tenancy**

The property is at present let to LADBROKES BETTING & GAMING LTD for a term of 10 years from 20th February 2012 at a current rent of £20,000 per annum. The lease provides for a rent review in the fifth year of the term and contains effectively full repairing and insuring covenants. The property has been sublet (t/a Gerry's) at the same rent until 19th November 2021 subject to review in 2017.

## **Tenant Information**

For the year ended 31st December 2013, Ladbrokes Betting & Gaming Ltd reported a turnover of £818.578m, a pre-tax profit of £87.693m, shareholders' funds £1.812bn and a net worth of £994.62m. (Source: riskdisk.com 04.06.2015)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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