

Harrogate **11 Westmoreland** **Street** **North Yorkshire** **HG1 5AY**

- **Freehold Shop Investment**
- Let to William Hill Organization Ltd
- Lease expires 2023
- Situated in attractive spa town
- No VAT applicable
- Rent Review 2013
- Current Rent Reserved

£16,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Harrogate is an attractive conference and spa town located 13 miles north of Leeds with a population of some 66,000. Communications are provided by the A661 which provides access to the A1 and Harrogate Rail Station.

The property is situated to the east of the town centre on Westmoreland Street close to the junction with Regent Parade and Skipton Road (A59).

Occupiers close by include a variety of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor betting shop with WCs to the rear.

The upper floors have been sealed off with the staircase removed. Access to basement is via a trap door.

The property provides the following accommodation and dimensions:

Gross Frontage	6.40 m	(21' 0")
Net Frontage	5.90 m	(19' 4")
Shop Depth	13.05 m	(42' 9")
Built Depth	15.25 m	(50' 0")
Basement	35.5 sq m	(381 sq ft)
First and Second Floor (Sealed off)		

Tenancy

The entire property is at present let to WILLIAM HILL ORGANIZATION LTD for a term of 15 years from 1st September 2008 at a current rent of £16,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

William Hill trade from around 2,370 betting shops.

(Source: www.williamhillplc.com)

For the year ended 26th December 2010 William Hill Organization Ltd reported a turnover of £14,569,038,000, pre-tax profits of £253,995,000, a net worth of -£674,229,000 and shareholders' funds of £158,261,000.

(Source: riskdisk.com 03.04.2012)

VAT

VAT is not applicable to this lot.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 113 Harrogate**.

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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