

Manchester

476-478 Burnage Lane Lancashire M19 1LH

- **Virtual Freehold Betting Shop Investment**
- Double fronted shop let to William Hill until 2024 (no breaks)
- Situated in established parade in busy Manchester suburb
- 2012 Rent Review outstanding and another due in 2014
- No VAT applicable
- Current Gross Rent Reserved
£12,150 pa



Tenure

Leasehold. Held for a term of 990 years from 22nd March 1929 (thus having some 905 years unexpired) at a peppercorn.

Location

The city of Manchester, which has a population in excess of 400,500, is the principal industrial, cultural and commercial centre of the north-west and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 Motorways, Intercity rail links and an international airport.

The property is situated in the residential suburb of Burnage, approximately 4 miles south-east of Manchester city centre, within an established retail parade. Both Burnage and Mauldeth Road Rail Stations are within ½ mile, providing services to Manchester Piccadilly (journey time approximately 14 minutes).

Occupiers close by include the Greenfield End public house and a range of local occupiers.

Description

The property is arranged on ground floor only to provide a double fronted ground floor shop presently being used as a betting shop. The remainder of the building is not included in the sale.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
476	William Hill (North Western) Ltd (1)	Gross Frontage 10.65 m Net Frontage 9.80 m Shop & Built Depth 16.00 m	20 years from 06.05.2004 Rent review every 5th year FR & I	£6,150 p.a.	Rent Review 2014
478	William Hill Organization Ltd (1)	Ground Floor 139 sq m	Term of years from 01.12.2007 and expiring 05.05.2024 Rent review every 5th year. FR & I	£6,000 p.a.	Rent Review 2012 Outstanding

(1) William Hill was founded in 1934 and is the UK's largest bookmaker with over 2,390 licensed betting shops and employing more than 17,000 (www.williamhillplc.com). For the year ended 1st January 2013, William Hill Organization Ltd reported a turnover of £15.78bn, a pre-tax profit of £301m, shareholders' funds of £105.55m and a net worth of -£726,942. (Source: riskdisk.com 09.01.2014)

Total £12,150 p.a.

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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