

# Falkirk

## 45-49 Manor Street Stirlingshire FK1 1NH

- **Heritable Betting Shop Investment**
- Let to Coral Racing Ltd
- Town centre position
- Close to the pedestrianised High Street and Howgate Shopping Centre
- Reversion 2021
- Current Rent Reserved  
**£36,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Heritable.

### Location

Falkirk, with a population of 38,000, is located in central Scotland, 25 miles north-east of Glasgow, 23 miles west of Edinburgh and 15 miles south of Stirling. Access to the town is via the M80 and M9 motorways, which in turn provide direct access to both Glasgow and Edinburgh.

The property is situated on the south side of Manor Street, which runs parallel to High Street, between its junctions with Kirk Wynd and Wooser Street.

Occupiers close by include Betfred, Subway, William Hill, Costa, Ladbrokes and the Howgate Centre.

### Description

The property is arranged on ground floor only to provide a ground floor lock-up betting office.

The property provides the following accommodation and dimensions:

|                       |                   |                      |
|-----------------------|-------------------|----------------------|
| <b>Gross Frontage</b> | <b>8.6 m</b>      | <b>(28' 3")</b>      |
| <b>Net Frontage</b>   | <b>7.4 m</b>      | <b>(24' 4")</b>      |
| <b>Shop Depth</b>     | <b>16.9 m</b>     | <b>(55' 5")</b>      |
| <b>Built Depth</b>    | <b>17.2 m</b>     | <b>(56' 5")</b>      |
| <b>Ground Floor</b>   | <b>130.9 sq m</b> | <b>(1,409 sq ft)</b> |

### Tenancy

The property is at present let to CORAL RACING LTD for a term of 10 years from 2nd February 2011 at a current rent of £36,000 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants. The lease contained a tenant's option to break in the 5th year which was NOT exercised.

### Tenant Information

No. of Branches: 1,700.

Website Address: [www.coral.co.uk](http://www.coral.co.uk)

For the year ended 27th September 2014, Coral Racing Ltd reported a turnover of £668.107m, a pre-tax profit of £56.703m, shareholders' funds of £229.218m and a net worth of £153.383m. (Source: riskdisk.com 02.09.2015.)

### VAT

VAT is 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

EPC Rating 102 Band G (Copy available on website).

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

**Seller's Solicitor** C Forrest Esq, Gibson & Kennedy. Tel: 01324 622741 e-mail: [cjf@gibsonkennedy.co.uk](mailto:cjf@gibsonkennedy.co.uk)