

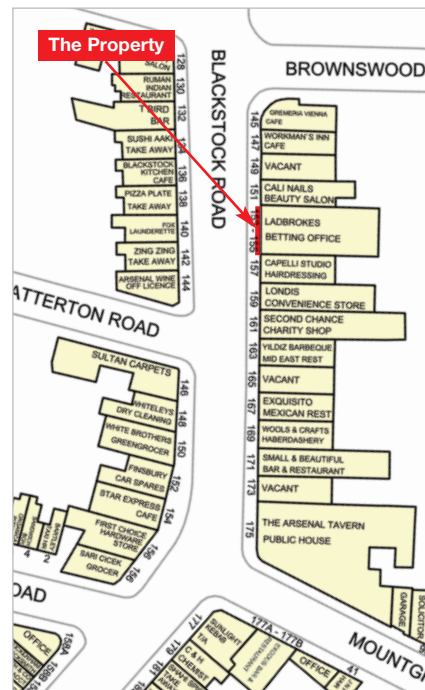
**London N4**  
**153/155 Blackstock**  
**Road**  
**Finsbury Park**  
**N4 2JS**

- **Freehold Betting Shop and Residential Ground Rent Investment**
- Betting shop to be let to Ladbrokes on a new 15 year lease
- No VAT applicable
- Shop Rent Reviews 2019 and 2024
- Total Current Rents Reserved **£38,200 pa**

On the Instructions of Ladbrokes



**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Finsbury Park is a densely populated area between Camden Town and Stamford Hill about 5 miles north of central London. Seven Sisters Road (A503) is one of the main routes through the district, linking Holloway Road (A1) to the A10 at South Tottenham. The property is situated on Blackstock Road close to the junction with Brownswood Road (B105). Finsbury Park Underground and Rail Station is located less than half a mile to the north. Occupiers close by include a variety of local traders.

**Description**  
The property is arranged on ground and three upper floors to provide a ground floor betting shop and two flats above that have been sold off on long leases.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
Range from EPC Rating 50-93 Bands D-E (Copies available on website).

**Viewings**  
Viewings are to be carried out between 11.00 a.m. – 12 noon or 4.00 – 5.00 p.m. on Wednesday 2nd July only. No appointment is required and the staff will be aware.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Ladbrokes Betting & Gaming Limited (1) (t/a Ladbrokes)	Gross Frontage 9.65 m (31' 8") Net Frontage 7.00 m (22' 11") Shop Depth 20.80 m (68' 3") Built Depth 23.40 m (76' 9")	To be let for a term of 15 years from 01.07.2014 at the initial rent of £38,000 p.a. with upward only reviews at the end of years 5 and 10 on an effective full repairing and insuring basis through a service charge with the tenant having a one-off right to break at the end of year 10	£38,000 p.a.	Rent Review 2019
153A & 155A	Individuals	First, Second and Third Floor – Two Flats	Two leases each held on similar terms for 125 years from 29.09.1988 at £100 p.a. per lease	£200 p.a. (Total)	Reversion 2113 Rising to £1,600 p.a. (Total) in 2088

(1) No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: [www.ladbrokes.com](http://www.ladbrokes.com)  
For the year ended 31st December 2012, Ladbrokes Betting & Gaming Ltd reported a turnover of £770.85m, a pre-tax profit of £172.106m. shareholders' funds of £1,824bn and a net worth of £983.843m. (Source: riskdisk.com 05.06.2014)  
NB. In respect of the flats the requisite notices under the Landlord & Tenant Act 1987 (as amended) have been served on the tenants.

**Total £38,200 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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