



**Tenure**  
Freehold.

**Location**  
Bolton, with a population of 140,000, is an important commercial and industrial centre located 10 miles north-west of Manchester city and 5 miles due west of Bury. The town benefits from good communications with the M61 approximately 3 miles to the west (Junctions 5 and 6) and the A666 linking to Junction 3 to the south. The property is situated on the north side of Chorley Old Road (B6226) between its junction with Osborne Grove and Windsor Grove. Occupiers close by include Royal Bank of Scotland, Co-Op Food, Spar and Post Office.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor betting shop and two flats above.

The flats are accessed through the rear gated yard off Back Chorley Old Road North.

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

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

**Energy Performance Certificate**  
Range from EPC Rating 12-90 Bands D-G (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 9.25 m Net Frontage 8.55 m Shop Depth 9.65 m Built Depth 14.00 m	(30' 4") (28' 1") (31' 8") (45' 11")	To be let for a term of 15 years from 01.07.2014 at the initial rent of £12,500 p.a. with upward only reviews at the end of years 5 and 10 on a full repairing and insuring basis with the tenant having a one-off right to break at the end of year 10	£12,500 p.a. Rent Review 2019
Flat 224A	Individual	First Floor Flat	12 month Assured Shorthold Tenancy from 17.12.2013	£3,540 p.a. (annualised)	Reversion 2014
Flat 224B	Individual	First Floor Flat	12 month Assured Shorthold Tenancy from 07.11.2013	£3,540 p.a. (annualised)	Reversion 2014

(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.)

**Total £19,580 p.a.**

## Bolton

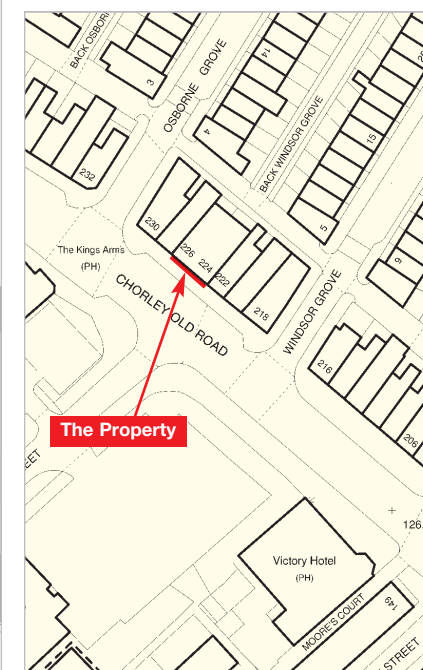
### 224 Chorley Old Road Lancashire BL1 3BW

- **Freehold Betting Shop and Residential Investment**
- Betting shop to be let to Ladbrokes on a new 15 year lease
- Two flats let on Assured Shorthold Tenancies
- No VAT applicable
- Shop Rent Reviews 2019 and 2024
- Total Current Rents Reserved  
**£19,580 pa**

On the Instructions of Ladbrokes



**SIX WEEK COMPLETION  
AVAILABLE**



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** Sarah Paul, Harold Benjamin. Tel: 0208 872 3034 e-mail: [sarah.paul@haroldbenjamin.com](mailto:sarah.paul@haroldbenjamin.com)

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