



**Tenure**  
Freehold.

**Location**  
Lancaster is a historic market town located approximately 21 miles to the north of Preston, 44 miles to the north of Manchester and 18 miles to the south of Kendal. The property is located in the town centre at the junction of Great John Street and Gage Street, close to Penny Street, the Marketgate Shopping Centre and the St Nicholas Arcades. Occupiers close by include Boots (adjacent), whilst Wilko, Card Factory, Vision Express and Clintons all front onto Penny Street. Occupiers within the St Nicholas Arcades include Poundland, Iceland, Next, Argos and Superdrug, amongst many others.

**Description**  
The property is arranged on ground and two upper floors to provide three ground floor shops, two of which have ancillary accommodation

above. The remaining floors (above 24-26 Great John Street) provide self-contained offices accessed from Great John Street. There is also a public house, which has been sold off on a long lease.

**Development Potential**  
The upper floors may lend themselves to residential redevelopment subject to the existing leases and all necessary consents. All enquiries should be referred to [www.lancaster.gov.uk/planning](http://www.lancaster.gov.uk/planning)

**VAT**  
VAT is applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
24-28 Great John Street & 7-9 Gage Street	Ronald Homes (Lancaster) Limited (t/a Dalton Sq. Late Night Pharmacy)	Ground Floor	A term of approximately 22 years expiring 08.11.2018 (2) FR & I	£60,000 p.a.	Holding over (2)
		First Floor			
		Second Floor			
		Total (sublet)			
		7 Gage Street (sub-let - t/a Hesters Haberdashery)			
3-5 Gage Street	Ladbroke Betting and Gaming Limited (3)	Ground First	10 years from 25.03.2016 Rent review every 5th year FR & I	£32,000 p.a.	Rent Review 2021
		First Floor			
		Second Floor			
		Total			
		Public House			
20-22 Great John Street	Inns & Leisure Limited	Public House	99 years from 11.06.1968	Peppercorn	Reversion 2067

(1) Not inspected by Allsop. Areas provided by managing agents.  
(2) Negotiations have taken place with the tenant and sub-tenants, who have all indicated they wish to take new leases. Please refer to the legal pack for all correspondence and further information.  
(3) Website Address: [www.ladbroke.com](http://www.ladbroke.com)  
For the year ended 31st December 2017, Ladbroke Betting and Gaming Limited reported a turnover of £766.519m, a pre-tax loss of £166.483m, shareholders funds of £813.961m and a net worth of £761.750m. (Source: Experian 07.01.2019.)

**Total £92,000 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  
**Seller's Solicitor** B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 458 5656 e-mail: [bd@bnilaw.co.uk](mailto:bd@bnilaw.co.uk)

## Lancaster

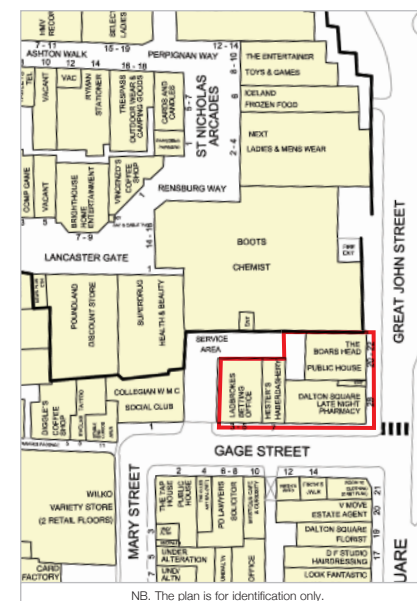
### 20-28 Great John Street & 3-9 Gage Street

### Lancashire

### LA1 1NG

- **Freehold Shop, Office and Ground Rent Investment**
- Comprising three shops, self-contained offices and a public house (sold off)
- Part let to Ladbroke Betting & Gaming Ltd until 2026 (no breaks)
- Public house lease reversion in 49 years
- Total Current Rents Reserved  
**£92,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.