

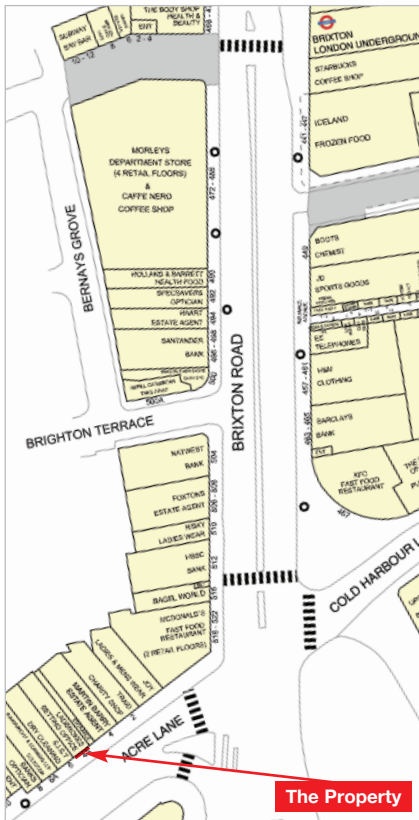
London SW2

4A Acre Lane

Brixton

SW2 5SG

- Freehold Betting Shop and Residential Ground Rent Investment
- Let to Ladbrokes Betting & Gaming Limited on a lease expiring 2029 (3)
- Busy location just off Brixton Road some 150 metres from Brixton Underground Station (Victoria Line)
- No VAT applicable
- Shop Rent Review 2019
- Total Current Rents Reserved **£39,800 pa**



Tenure

Freehold.

Location

Brixton is a densely populated suburb of South East London, some 2 miles south of Central London and 4 miles north of Streatham. Brixton Hill forms part of the busy A23 and runs south from Brixton town centre.

The property is situated on the north side of Acre Lane, close to its junction with Brixton Road (A23). London Brixton Underground Station (Victoria Line) is some 150 metres away.

Occupiers close by include Lloyds Bank, HSBC, NatWest, Foxtons, McDonald's, KFC, Barclays, H&M, Specsavers, JD Sports and Boots amongst a wide range of other national retailers.

Description

The property is arranged on basement (via trapdoor), ground and three upper floors to provide a ground floor betting shop and residential accommodation above which has been sold off on a long lease, divided into two flats and sub-let on long underleases.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 89 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Ladbrokes Betting & Gaming Limited (1) (1/a Ladbrokes)	Gross Frontage 5.15 m (16' 10") Net Frontage 4.25 m (13' 11") Shop Depth 19.72 m (64' 8") Built Depth 22.58 m (74' 1") Basement (2)	15 years from 01.07.2014 (3) Rent review every 5th year FR & I	£39,800 p.a.	Rent Review 2019
Residential	Individuals	First, Second and Third Floor – Residential	125 years from 16.01.1998	Peppercorn	Reversion 2123

(1) For the year ended 31st December 2017, Ladbrokes Betting & Gaming Ltd reported a turnover of £766.519m, a pre-tax loss of £166.483m, shareholders' funds of £813.981m and a net worth of £761.750m. (Source: riskdisk.com 10.01.2019).
 (2) Basement not inspected by Allsop.
 (3) Tenant break option in 10th year.

Total £39,800 p.a.