



Tenure

Freehold.

Location

Falkirk, with a population of 36,000, 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 within a conservation area and is well situated on the north side of the pedestrianised High Street in the heart of the town centre, being between the two main shopping centres, Callendar Square Shopping Centre and Howgate Shopping Centre. Occupiers close by include McDonald's and Bank of Scotland (both adjacent), Nationwide Building Society, Boots Pharmacy, Greggs, TSB Bank, WH Smith, Waterstones, BHS variety store and Caffè Nero amongst many others.

Description

This Grade B Listed property is arranged on ground and one upper floor to provide a betting shop on the ground floor with ancillary staff and training facilities at first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	6.6 m	(21' 8")
Net Frontage	5.6 m	(18' 5")
Shop Depth	28.7 m	(94' 2")
Built Depth	29 m	(95' 2")

Ground Floor	169.3 sq m	(1,822 sq ft)
First Floor	130.4 sq m	(1,404 sq ft)
Total	299.7 sq m	(3,226 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LIMITED for a term of 10 years from 23rd August 2010 at a current rent of £40,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,700+.

Website Address: www.coral.co.uk

For the year ended 28th September 2013, Coral Racing Limited reported a turnover of £628.179m, a pre-tax profit of £81.627m, shareholders' funds of £239.345m and a net worth of £93.510m. (Source: riskdisk.com 01.04.2015.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

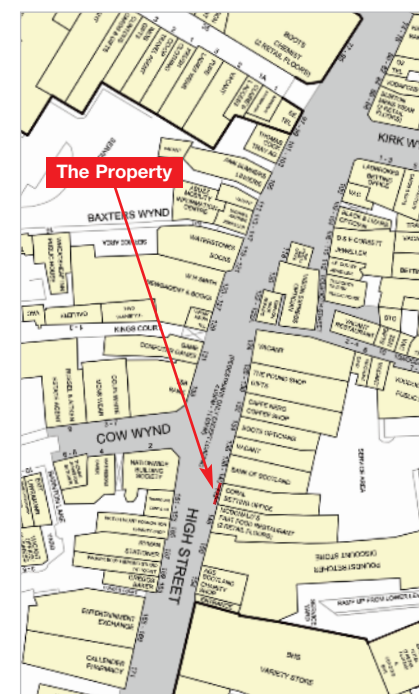
EPC Rating 70 Band E (Copy available on website).

Falkirk
142 High Street
Stirlingshire
FK1 1NR

- **Freehold Betting Shop Investment**
- Let to Coral Racing Ltd until 2020
- Busy pedestrianised town centre location
- Well located between McDonald's and Bank of Scotland
- Rent Review 2015
- Current Rent Reserved

£40,000 pa

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