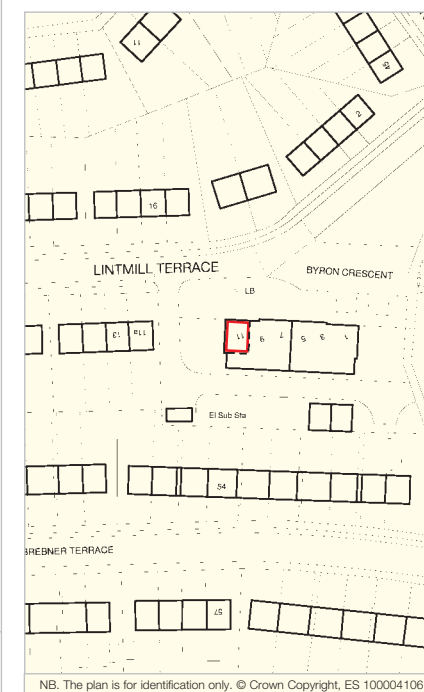


Aberdeen

11 Lintmill Terrace Northfield Aberdeenshire AB16 7SR

- **Heritable Betting Office Investment**
- Let to Coral Racing Ltd on a new sixteen year lease
- Minimum uplift at each review
- No VAT applicable
- Rent Review 2016 to a minimum of £6,603 pa. Further minimum increase in 2021
- Current Rent Reserved
£5,800 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Heritable.

Location
Aberdeen is Scotland's third largest city with a population of over 215,000 and a catchment of over 500,000. The city is the administrative centre for North-East Scotland and is synonymous with the North Sea oil industry, being home to over 20 major oil operators. The property is situated in Northfield, a densely populated residential suburb of Aberdeen located 4 miles to the north-west of the city centre to the south of the A96 and west of the A90. Occupiers close by include a variety of local traders.

Description
The property is arranged on ground floor only and provides a betting office with customer and staff WCs to the rear. The property forms part of a larger building, the remainder of which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	8.25 m	(27' 1")
Net Frontage	4.10 m	(13' 5")
Shop Depth	9.85 m	(32' 4")
Built Depth	11.70 m	(38' 5")
Ground Floor Sales	45.00 sq m	(484 sq ft)
Ground Floor Ancillary	14.85 sq m	(160 sq ft)
Total	59.85 sq m	(644 sq ft)

Tenancy

The property is at present let to CORAL RACING LTD for a term of 16 years from 22nd February 2011 at a current rent of £5,800 per annum, exclusive of rates. The lease provides for rent reviews in June 2016 and June 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £6,603 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants. The tenant has the option to extend the lease for up to 15 years (and not less than 5 years) on giving not less than 3 months' notice.

Tenant Information

No. of Branches: 1,600.
Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 86 Aberdeen**.