



Tenure

Freehold.

Location

Bootle has a resident population of some 65,000 and forms part of the Liverpool conurbation, being located 3 miles to the north of the city centre and some 5 miles west of the M57 Motorway (junction 4) via the A580 East Lancashire Road.

The property is situated on the south side of Aintree Road (A5098), close to its junction with Fernhill Road, and serves the densely populated residential and industrial area. The A59 is less than a mile east via the A5098.

Description

The properties provided a Coral betting office, but is now sub-let and trades as 4 Every Occasion.

The property provides the following accommodation and dimensions:

Gross Frontage	6.30 m	(20' 8")
Net Frontage	6.00 m	(19' 8")
Built Depth	10.80 m	(35' 5")

Tenancy

The entire property is at present let to CORAL RACING LIMITED for a term of 16 years from 3rd February 2011. In June 2016, the rent rose to £8,485 per annum and at the next review on 24th June 2021 will increase to a minimum of OMRV or 2.5% per annum compounded (£9,600). The lease contains full repairing and insuring covenants. The property has been sublet to Gerry's Enterprises Limited with guarantor, excluded from Landlord and Tenant Act 1954.

Tenant Information

Website Address: www.coral.co.uk

For the year ended 31st December 2017, Coral Racing Limited reported a turnover of £598,371m, a pre-tax profit of £7.642m, shareholders' funds of £237.512m and a net worth of £75.914m. (Source: Experian 10.01.2019.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 91 Band D (Copy available on website).

Bootle

56 Aintree Road Merseyside L20 9DN

- **Freehold Shop Investment**
- Let to Coral Racing Limited
- Lease expires 2027 (no breaks)
- Fixed uplift in 2021 to minimum £9,600 per annum
- No VAT applicable
- Current Rent Reserved

£8,485 pa

**SIX WEEK COMPLETION
AVAILABLE**

