

Liverpool

73 Townsend Lane Merseyside L6 0AY

- **Freehold Betting Office Investment**
- Let to Coral Racing Limited on a lease expiring 2027 (no breaks)
- Minimum 2.5% pa compounded uplift at each review
- No VAT applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Liverpool is one of the principal cities of the North-West and serves a population of some 480,000. The city enjoys good communications being served by the M58 and M62 both providing links to the M6 some 12 miles to the east. The property is situated in the suburb of Anfield, 2½ miles to the north-east of the city centre and the home of Liverpool FC. The property is located on Townsend Lane (A580) between the junctions of Canon Road and Bishop Road. Occupiers close by include a number of local traders.

Current Rent Reserved £6,375 pa Rising to a Minimum of £7,212.73 pa in June 2021

Description

The property is arranged on ground and first floors to provide a ground floor betting office. The first floor is presently unused.

The property provides the following accommodation and dimensions:

Gross Frontage	5.03 m	(16' 6")
Net Frontage	4.51 m	(14' 9")
Shop Depth	11.67 m	(38' 4")
Built Depth	14.74 m	(48' 4")
Ground Floor	63.06 sq m	(679 sq ft)
First Floor	43.19 sq m	(465 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £5,600 per annum, rising to a minimum of £6,375 pa on 24th June 2016. The Vendor will top up the rent from completion to 23rd June 2016 by way of a reduction in the purchase price such that the buyer in effect receives £6,375 pa from completion. The lease provides for a further rent review in June 2021 to either a minimum of 2.5% pa compounded or open market rental value. The rent will therefore rise to a minimum of £7,212.73 pa. The lease contains full repairing and insuring covenants.

Seller's Solicitor

Ms J Boot, Wallace LLP.
Tel: 0207 636 4422.
E-mail: jackie.boot@wallace.co.uk



Tenant Information

No. of Branches: 1,800.
Website Address: www.coral.co.uk
For the year ended 28th September 2013, Coral Racing Ltd reported a turnover of £628.179m, a pre-tax profit of £81.627m, shareholders' funds of £239.345m and a net worth of £93.51m. (Source: Experian 15.04.2015.)

VAT

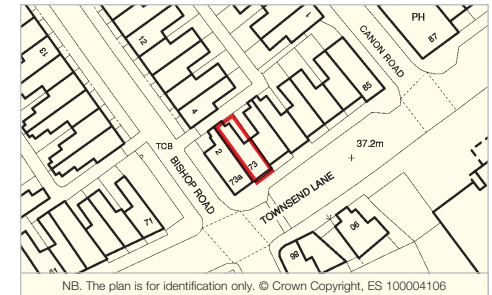
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 92 Band D (Copy available on website).



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LOT

Workshop

47 Gateford Road Nottinghamshire S80 1DZ

- **Freehold Betting Office Investment**
- Let to Coral Racing Limited on a lease expiring 2027 (no breaks)
- Minimum 2.5% pa compounded uplift at each review
- No VAT applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

The market town of Worksop is located on the River Rytton and the Chesterfield Canal at the junction of the A57 and the A619 approximately 17 miles south-east of Sheffield and approximately 12 miles north of Mansfield. The property is situated on the western side of Gateford Road (B6045) between the junctions of Gladstone Street and Colbeck Street, 500 metres to the north of the town centre. Occupiers close by include a range of local traders.

Description

The property is arranged on ground and first floors to provide a former ground floor betting office.

Current Rent Reserved £7,446 pa Rising to a Minimum of £8,424.46 pa in September 2021

The self-contained first floor has previously been occupied as a residential dwelling and comprises Bathroom/WC, Kitchen/Living Area and Bedroom but was most recently used for storage. Access to the flat is via an alley to the side.

The property provides the following accommodation and dimensions:

Gross Frontage	4.05 m	(13' 4")
Net Frontage	3.05 m	(10' 0")
Shop & Built Depth	10.55 m	(34' 7")
Ground Floor	39.80 sq m	(429 sq ft)
First Floor (GIA)	35.85 sq m	(386 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD (not in occupation) for a term of 16 years from 3rd February 2011 at a current rent of £6,500 per annum, rising to a minimum of £7,446 pa on 29th September 2016. The Vendor will top up the rent from completion to 28th September 2016 by way of a reduction in the purchase price such that the buyer in effect receives £7,446 pa from completion. The lease provides for a further rent review in September 2021 to either a minimum of 2.5% pa compounded or open market rental value.

Seller's Solicitor

Ms J Boot, Wallace LLP.
Tel: 0207 636 4422.
E-mail: jackie.boot@wallace.co.uk



The rent will therefore rise to a minimum of £8,424.46 pa. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,800.
Website Address: www.coral.co.uk
For the year ended 28th September 2013, Coral Racing Ltd reported a turnover of £628.179m, a pre-tax profit of £81.627m, shareholders' funds of £239.345m and a net worth of £93.51m. (Source: Experian 15.04.2015.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 127 Band F (Copy available on website).



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