

Edinburgh 202/204 Leith Walk Scotland EH6 5EQ

- **Town Centre Heritable Betting Shop Investment**
- Betting shop to be let to Ladbrokes on a new 20 year lease
- Shop Rent Reviews 2019, 2024 & 2029
- No VAT applicable
- Current Rent Reserved

£16,500 pa

On the Instructions of



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Heritable.

Location

Edinburgh has a resident population of some 402,000 and benefits from excellent communications. In addition to its own air and sea ports, the city is served by an extensive road and rail network with dual carriageway and motorway links to the rest of Scotland and the UK. The property is situated on the west side of Leith Walk close to its junction with Springfield Street.

Occupiers close by include a wide range of local businesses.

Description

The property is arranged on ground floor only to provide a betting shop forming part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	8.75 m	(28' 8")
Net Frontage	6.75 m	(22' 2")
Shop Depth	11.2 m	(36' 9")
Built Depth	12.70 m	(41' 8")
Ground Floor Total	170.5 sq m	(1,835 sq ft)

Tenancy

The property is to be let to LADBROKES BETTING & GAMING LIMITED for a term of 20 years from 1st July 2014 at the initial rent of £16,500 per annum with upwards only reviews at the end of years 5,

10 and 15 on a full repairing and insuring basis with the tenant having the right to break at the end of years 10 and 15.

The tenants have a right to a new 15 year lease at the end of the existing lease, with tenant's break clauses in the new lease only on the fifth and tenth anniversaries.

Tenant Information

No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain.

Website Address: www.ladbrokes.co.uk

For the year ended 31st December 2012, Ladbrokes Betting & Gaming Ltd reported a turnover of £770.85m, a pre-tax profit of £172.106m. shareholders' funds of £1.824bn and a net worth of £983.843m. (Source: riskdisk.com 05.06.2014.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 126 Band G (Copy available on website).

Viewings

Viewings are to be carried out between 11.00 a.m. – 12 noon or 4.00 – 5.00 p.m. on Wednesday 2nd July only. No appointment is required and the staff will be aware.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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