

**Whitburn**  
**56 West Main Street**  
**West Lothian**  
**EH47 0QX**

- **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

**£20,000 pa**

On the Instructions of



**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Heritable.

**Location**  
Whitburn is located approximately midway between Edinburgh and Glasgow, being some 20 miles from each city centre. The town benefits from its proximity to the M8 motorway (Junction 4, 2 miles), which provides excellent east-west links across the Central Lowlands. The property is situated on the north side of West Main Street in between the junctions with Weavers Lane and Gasworks Lane. Occupiers close by include Iceland, Semi Chem, Co-Op Food and a number of local traders.

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

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>13.4 m</b>	<b>(43' 11")</b>
<b>Net Frontage</b>	<b>11.4 m</b>	<b>(37' 5")</b>
<b>Shop Depth</b>	<b>24.5 m</b>	<b>(80' 5")</b>
<b>Built Depth</b>	<b>24.9 m</b>	<b>(81' 8")</b>
<b>Ground Floor Total</b>	<b>306.6 sq m</b>	<b>(3,300 sq ft)</b>

**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 £20,000 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](http://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](http://www.allsop.co.uk)

**Energy Performance Certificate**  
EPC Rating 96 Band F (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.