

Shotts 227/229 Station Road Lanarkshire ML7 4AW

- **Heritable Betting Office Investment**
- **Let to Coral Racing Ltd until 2027 (no breaks)**
- **Minimum 2.5% pa compound uplift at review**
- **No VAT applicable**
- **Rent Review 2021**

SIX WEEK COMPLETION AVAILABLE

Tenure
Heritable.

Location

Shotts is an attractive North Lanarkshire village lying approximately 10 miles east of Motherwell. The village benefits from good road communications with the M8 Motorway, connecting Glasgow and Edinburgh, located some 2 miles north. The property is located on the south side of Station Road, which acts as the principal retail

Current Rent Reserved
£12,219 pa
rising to a minimum of
£13,824.68 pa in 2021

pitch and thoroughfare of the town. Shotts Rail Station lies some 0.4 miles east of the property. Occupiers close by include Bank of Scotland and a Co-op supermarket, together with a number of local traders.

Description

The property is arranged on the ground floor only to provide a ground floor lock-up betting office.

The property provides the following accommodation and dimensions:

Gross Frontage 6.8 m (22' 4")
Built Depth 21.25 m (69' 8")
Ground Floor 133.65 sq m (1,439 sq ft)

Seller's Solicitor

Andrew Thomson, Macgregor Thomson.
Tel: 01786 431745.
E-mail: athomson@macgregorthomson.co.uk

Joint Auctioneer

C Keane Esq, Sheridan Property Consultants.
Tel: 0131 300 0296.
cathal@sheridanproperty.co.uk

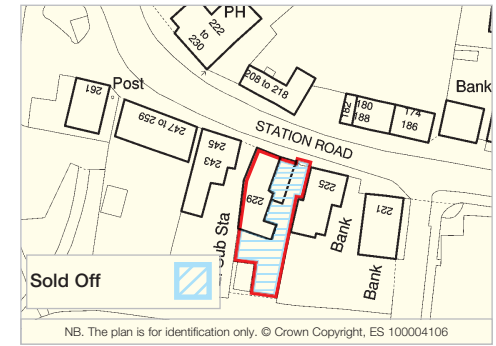


Tenancy

No 229 – The property is at present let to CORAL RACING LTD for a term of 16 years from 22nd February 2011 (with option to extend) at a current rent of £12,219 per annum. The lease provides for a rent review in March 2021 to either a minimum of 2.5% per annum compounded or open market rental value. The rent will therefore rise to a minimum of £13,824.68 per annum. The lease contains full repairing and insuring covenants. No 227 has been sold off on a 999 year lease from 1873.

Tenant Information

No. of Branches: 1,700 nationwide.
Website Address: www.coral.co.uk
For the year ended 26th September 2015, Coral Racing Ltd reported a turnover of £667.7m, a pre-tax profit of £84.1m, shareholders' funds of £409.9m and a net worth of £264.1m. (Source: Experian 08.09.2016)



VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Aberdeen Black Dog Site North Donside Road Bridge of Don AB23 8PA

- **Heritable Betting Office Investment**
- **Let to Coral Racing Ltd until 2027 (no breaks)**
- **Minimum 2.5% pa compound uplift at review**
- **No VAT applicable**
- **Rent Review 2021**

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. Bridge of Don is a densely populated suburb

Current Rent Reserved
£8,254 pa
rising to a minimum of
£9,338.64 pa in 2021

located some 3.5 miles north of Aberdeen city centre. The property is located on the north side of North Donside Road (B997), in a predominantly residential area which adjoins the Black Dog public house. Nearby occupiers include Co-operative, Boots pharmacy and William Hill.

Description

The property comprises a first floor betting office with a ground floor entrance.

The property provides the following accommodation and dimensions:

First Floor 77.7 sq m (838 sq ft)

Seller's Solicitor

Andrew Thomson, Macgregor Thomson.
Tel: 01786 431745.
E-mail: athomson@macgregorthomson.co.uk

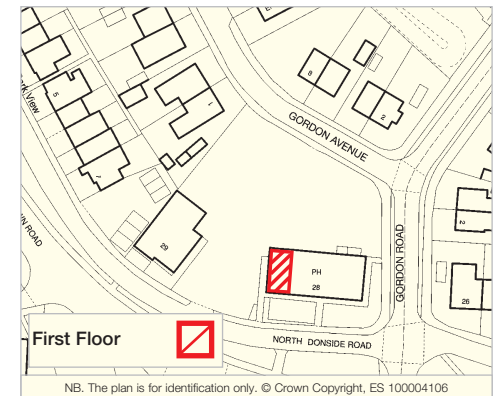
Joint Auctioneer

C Keane Esq, Sheridan Property Consultants.
Tel: 0131 300 0296.
E-mail: cathal@sheridanproperty.co.uk



Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 22nd February 2011 (with option to extend) at a current rent of £8,254 per annum. The lease provides for a rent review in June 2021 to either a minimum of 2.5% per annum compounded or open market rental value. The rent will therefore rise to a minimum of £9,338.64 per annum. The lease contains full repairing and insuring covenants.



Tenant Information

No. of Branches: 1,700 national
Website Address: www.coral.co.uk
For the year ended 26th September 2015, Coral Racing Ltd reported a turnover of £667.7m, a pre-tax profit of £84.1m, shareholders' funds of £409.9m and a net worth of £264.1m. (Source: riskdisk.com 08.09.2016.)

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