

Northampton

6 Market Square NN1 2DL

- **Freehold Betting Shop and Residential Investment**
- Betting shop let to Ladbrokes on a lease expiring 2028 (1)
- Comprises a betting shop and three recently developed flats
- Shop Rent Review 2018
- Total Current Rents Reserved
£54,600 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.

Tenure
Freehold.

Location
Northampton is a well established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 19 miles north of Milton Keynes and has a population in excess of 194,000. The town benefits from excellent road communications with Junctions 15, 15A and 16 of the M1 Motorway, providing access to London, Birmingham and the national motorway network.
The property is situated in the heart of the town centre, overlooking the pedestrianised Market Square.
Occupiers close by include Barclays, Burger King, Boots and Santander.

Description

The property is arranged on ground and three upper floors to provide a ground floor betting shop, linked to the adjacent unit which is not included in the sale. The upper floors comprise three recently converted flats, 2 x two bedroom and 1 x one bedroom.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Ladbrokes Betting & Gaming Limited (1)	Gross Frontage 8.5 m (27' 10") Net Frontage 6.4 m (21' 0") Shop Depth 11.6 m (38' 1") Built Depth 17.7 m (58' 1")	15 years from 23.12.2013 Rent reviews every 5th year FR & I Tenant's option to break at the end of the tenth year (1)	£30,000 p.a.	Rent Review 2018
Flat 1	Two Individuals	First Floor Flat – Two Bedrooms, Kitchen, Bathroom	6 months Assured Shorthold Tenancy from 11.01.2016	£8,580 p.a.	Holding Over
Flat 2	Two Individuals	Second Floor Flat – Two Bedrooms, Kitchen, Bathroom	6 months Assured Shorthold Tenancy from 02.07.2016	£8,520 p.a.	Reversion 2017
Flat 3	Individual	Third Floor Flat – One Bedroom, Kitchen, Bathroom, Roof Terrace	6 months Assured Shorthold Tenancy from 04.11.2016	£7,500 p.a.	Reversion 2017

(1) 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 2015, Ladbrokes Betting & Gaming Ltd reported a turnover of £830.679m, a pre-tax profit of £49.866m, shareholders' funds of £1.949bn and a net worth of £1.191bn. (Source: riskdisk.com 01.11.2016.)

Total £54,600 p.a.

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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