

Portsmouth 3 Guildhall Walk Hampshire PO1 2RY

- **Freehold Betting Office and Ground Rent Investment**
- Let to Coral Estates Limited until 2022 (no breaks)
- Located adjacent to Sainsbury's and close to Portsmouth Guildhall
- No VAT applicable
- Rent Review 2017
- Total Current Rents Reserved
£40,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
The city of Portsmouth is a major south coast naval base and ferry port which is also an important retail and commercial centre. The city has a resident population of some 175,000 and benefits from excellent road communications being served by the M27, M271 and A3(M) Motorways and the A27 dual carriageway. There are also regular rail services to London and major South-West towns.
The property is situated in the city centre close to the Guildhall and Portsmouth Station, just off the A3 (Hampshire Terrace). The area is a mix of retail, leisure and residential, and nearby occupiers include Sainsbury's (adjacent), J D Wetherspoon and Yates together with a number of other bars, pubs and nightclubs. The University of Portsmouth Halls of Residence (James Watson Hall) is also nearby.

Description

The property is arranged on ground and two upper floors to provide a ground floor retail unit, presently used as a betting office with self-contained offices above which have been sold off on a long lease.

Portsmouth Regeneration

The city of Portsmouth is in line for a billion pounds worth of investment, with huge schemes already underway. For further information please refer to www.portsmouth.gov.uk/living/developing-portsmouth.html

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 38 Band B (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Coral Estates Ltd (1)	Gross Frontage (Inc. Ent to Uppers) Net Frontage Shop Depth	12.80 m 6.60 m 13.80 m	(41' 11") (21' 8") (45' 4")	15 years from 30.01.2007 Rent review every fifth year FR & I	£40,000 p.a. Rent Review 2017
First and Second Floors	An Individual	Offices (not inspected by Allsop)	999 year lease		Peppercorn	

(1) Coral Trade from in excess of 1,700 shops throughout the UK. They are part of Gala Coral who are privately owned and one of Europe's pre-eminent betting and gaming businesses. www.coral.co.uk

Total £40,000 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

Seller's Solicitor S Charkham Esq, Michael Simkins Solicitors LLP. Tel: 0207 874 5645 e-mail: sam.charkham@simkins.com