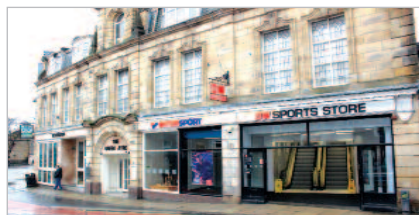


Lancaster

61/63 North Road
Lancashire
LA1 1LU

- **Freehold Vacant Public House and Retail Investment**
- Prominent position in market town
- Vacant public house totalling 907.70 sq m (9,770 sq ft)
- Retail let to Dave Whelan Sports Ltd until 2027 (no breaks)
- Fixed uplift or to OMRV (whichever is the greater) in November 2022 to minimum of £79,234 pa
- May suit investor or owner occupier
- Total Current Rent Reserved **£71,765 pa with minimum fixed uplift plus vacant public house**

On the Instructions of
wetherspoon



Photos taken Feb 2018

Tenure
Freehold.

Location
Lancaster is a historic market town located approximately 21 miles to the north of Preston, 44 miles to the north of Manchester and 18 miles to the south of Kendal.
The property occupies a prominent central position within the town, a short walk from St Nicholas Arcades Shopping Centre.
Occupiers nearby include Bella Italia, Topshop, Costa Coffee and Boots.

Description

The property is arranged on basement, ground and two upper floors to provide a vacant public house on basement and ground floor together with a retail unit on part ground, first and second floors.

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 (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
61/62	Vacant	Basement 498.40 sq m (5,365 sq ft) Ground Floor 409.30 sq m (4,406 sq ft)			
63	Dave Whelan Sports Ltd (1)	Ground Floor 20.40 sq m (219 sq ft) First Floor 450.80 sq m (4,851 sq ft) Second Floor 456.20 sq m (4,910 sq ft)	On a lease expiring 06.11.2027 Minimum fixed uplift to the greater of £79,234 p.a. or open rental market on 07.11.2022 Effectively FR & I	£71,765 p.a.	Minimum fixed uplift in November 2022 to £79,234 p.a.
		Total 1,835.10 sq m (19,751 sq ft)			

Total £71,765 p.a. plus vacant public house

(1) Dave Whelan Sports Limited is a leading leisure and retail business which currently operates 90 retail stores and over 120 gyms throughout the UK under its DW Sport and DW Fitness First brands. DW was established when Dave Whelan purchased 42 fitness clubs and retail stores from JJB Sports plc. More recently, in September 2017, Dave Whelan Sports acquired 62 health and fitness clubs from Fitness First UK, to make it the second largest gym operator in the UK.
For the year ended 31st March 2017, Dave Whelan Sports Ltd reported a turnover of £203.528m, a pre-tax loss of £7.987m, shareholders' funds of £55.943m and a net worth of £26.272m. (Source: riskdisk.com 19.09.2018.)
(2) Floor areas provided by the Joint Auctioneer.

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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