



Tenure

Freehold.

Location

Luton is a busy, well established commercial centre located some 35 miles north of central London. The town benefits from its proximity to Junctions 10 and 11 of the M1 Motorway, has regular rail services to London and the Midlands and has its own international airport. The property is situated on the south side of Hill Rise, forming part of Sundon Park Parade, which is a busy local shopping area at the junction of Sundon Park Road and Hill Rise. Occupiers close by include Domino's Pizza, Subway, Tesco Express, Greggs, Rowlands Pharmacy and WH Smith Local.

Description

The property is arranged to provide a ground floor betting shop with some ancillary staff accommodation to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.45 m	(17' 10")
Net Frontage	5.20 m	(17' 1")
Shop Depth	12.65 m	(41' 6")
Built Depth	14.95 m	(49' 0")
Ground Floor	70.35 sq m	(757 sq ft)

Tenancy

The entire property is at present let to LADBROKES BETTING & GAMING LIMITED for a term of 15 years from 1st July 2006 at a current rent of £7,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 3,500.

Website Address: www.ladbrokescoralplc.com

For the year ended 31st December 2015, Ladbrokes Betting & Gaming Limited reported a turnover of £830.679m, a pre-tax profit of £49.866m, shareholders' funds of £1,949.581m and a net worth of £1,191.903m. (Source: riskdisk.com 21.04.2017.)

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

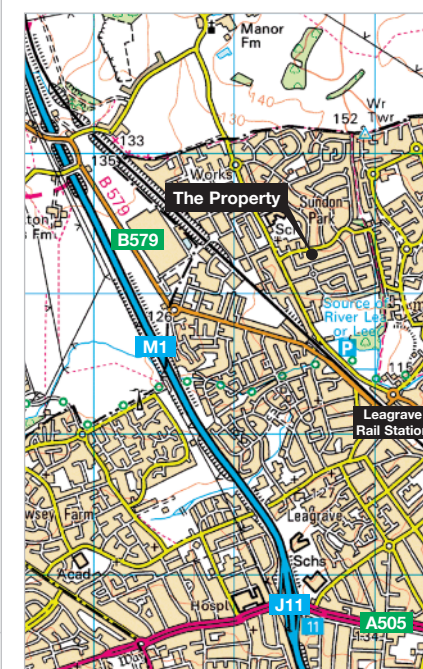
For EPC Rating please see website.

Luton

**23 Sundon Park Parade
Hill Rise
Bedfordshire
LU3 3BJ**

- **Freehold Shop Investment**
- Entirely let to Ladbrokes Betting & Gaming Limited until 2021 (no breaks)
- No VAT applicable
- Located in an established shopping parade close to Tesco Express, Greggs and WH Smith Local
- Current Rent Reserved
£7,500 pa

On the Instructions of Executors



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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