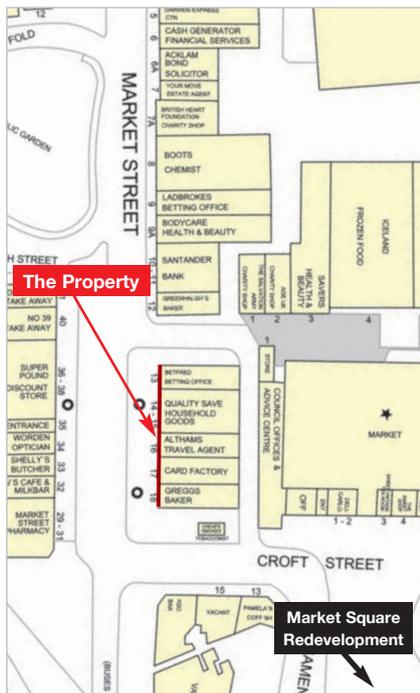


**Darwen**  
**13-18 Market Street**  
**Lancashire**  
**BB3 1AZ**

- Leasehold Parade of Shops Investment
- Comprising an unbroken parade of five shops (one double unit) and upper parts
- Tenants include Betfred, Card Factory and Greggs
- Well located in Darwen town centre within close proximity to the A666 and 0.2 miles from Darwen Rail Station
- Total Current Gross Rents Reserved **£105,390 pa<sup>(6)</sup>**



**Tenure**

Leasehold. Held on a lease from Blackburn and Darwen Borough Council for a term of 125 years from 13th December 2018 at a ground rent of £650 per annum, plus an equity payment calculated as 35% of rents received (excluding rent free periods) less 5% management fee, £8,373 fixed depreciation costs and £650 ground rent. The ground rent presently totals £31,884 per annum.

**Location**

Darwen, with a population of around 31,500, is situated in the Ribble Valley on the A666, 4.5 miles south of Blackburn and 10 miles north of Bolton. This market town has excellent transport connections, with the M65 Motorway only 1.5 miles to the north of the town centre. The property is well located on the east side of Market Street in the heart of Darwen town centre, a short distance from the Market Square redevelopment site. Market Street links directly with the A666 some 50 yards south of the

property, which in turn links directly with the M65 Motorway. Darwen Rail Station also lies some 0.2 miles north-east of the property. Occupiers close by include NatWest, Asda, Iceland, Santander, Ladbrokes, Boots Chemist, Age UK and Savers Health & Beauty, amongst many others.

**Description**

The property is arranged on ground and one upper floor to provide an unbroken parade of five self-contained shops (including one double unit) with ancillary accommodation above.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
13 Market Street	Done Brothers (Cash Betting) Ltd (1) (t/a Betfred)	Ground Floor 64.95 sq m First Floor 71.75 sq m (699 sq ft) (772 sq ft)	10 years from 20.12.2013 Rent review December 2018 FR & I	£18,000 p.a.	Reversion 2023
14 & 15 Market Street	Quality Save Ltd (2)	Ground Floor 181.50 sq m First Floor 157.70 sq m (1,954 sq ft) (1,698 sq ft)	3 years from 01.03.2019 FR & I	£33,000 p.a. (6)	Reversion 2022
16 Market Street	Althams Travel Services Ltd (3)	Ground Floor 81.40 sq m First Floor 67.25 sq m (876 sq ft) (724 sq ft)	3 years from 24.05.2018 FR & I	£18,000 p.a.	Reversion 2021
17 Market Street	Sportswift Ltd (t/a Card Factory) (4)	Ground Floor 81.30 sq m First Floor 79.25 sq m (875 sq ft) (853 sq ft)	5 years from 16.11.2017 FR & I	£18,390 p.a.	Reversion 2022
18 Market Street	Greggs plc (5)	Ground Floor 83.90 sq m First Floor 72.60 sq m (903 sq ft) (781 sq ft)	10 years from 25.06.2012 Rent review every 5th year FR & I	£18,000 p.a.	Reversion 2022
		<b>Total</b>	<b>941.60 sq m (10,135 sq ft)</b>	<b>Total £105,390 p.a. (6)</b>	

- (1) For the financial year ended 24th September 2017, Done Brothers (Cash Betting) Ltd reported a turnover of £377.599m, a pre-tax profit of £18.403m, shareholders' funds of £29.016m and a negative net worth of £24.958m. (Source: Experian 18.02.2019.)
- (2) For the financial year ended 31st March 2018, Quality Save Ltd reported a turnover of £64.5m, a pre-tax profit of £1.09m, shareholders' funds of £17.5m and a net worth of £12.1m. (Source: Experian 25.02.2019.) Website Address: [www.qualitysave.co.uk](http://www.qualitysave.co.uk)
- (3) For the financial year ended 30th September 2018, Althams Travel Services Ltd reported a turnover of £128,981,146, a pre-tax profit of £909,050, shareholders' funds and a net worth of £5,791,531. (Source: Experian 18.02.2019.)
- (4) For the financial year ended 31st January 2018, Sportswift Ltd reported a turnover of £403.120m, a pre-tax profit of £73.877m, shareholders' funds of £50.401m and a net worth of £47.253m. (Source: 18.02.2019.)
- (5) For the financial year ended 30th December 2017, Greggs plc reported a turnover of £900.005m, a pre-tax profit of £71.945m, shareholders' funds of £299.363m and a net worth of £284.626m. (Source: Experian 18.02.2019.)
- (6) The tenant has the benefit of a 4 month rent free period and the Vendor will top up the remaining balance from completion by way of a capital reduction in the purchase price.