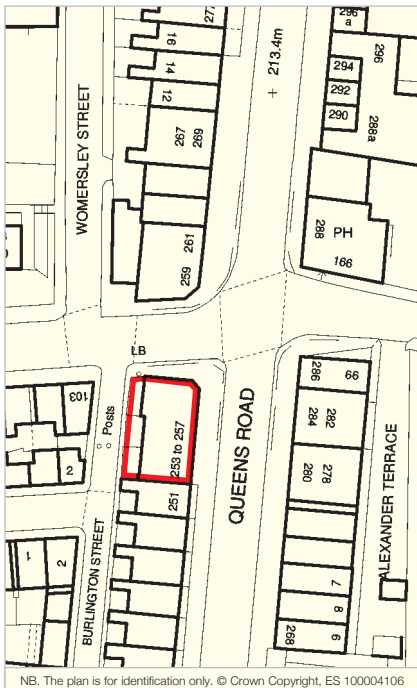


Halifax

253-257 Queen's Road
West Yorkshire
HX1 4NJ

- Freehold Betting Office and Residential Ground Rent Investment
- Shop let to Coral Racing Limited on a lease expiring 2027 (no breaks)
- Minimum 2.5% pa compounded uplift at each review
- No VAT applicable
- Total Current Rents Reserved
£21,630 pa
Rising to a minimum of £24,472.36 in June 2021

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Halifax is one of West Yorkshire's principal commercial centres, with a population in excess of 91,000. The town is located some 7.5 miles south-west of Bradford and 7 miles north-west of Huddersfield. Road communications are good, with the M62 Motorway (Junction 24) accessible to the south. Halifax Rail Station provides frequent services to Leeds and Manchester.

The property is situated on the western side of Queen's Road, approximately one mile west of the city centre between the junctions with Hanson Lane and Walsh Street. Queen's Road runs south to the A58, which in turn leads via the A646 and A629 to the M62 6 miles to the south. Occupiers close by include Opticare, Rosie's Baby Shop (opposite), Moody's Carpets (adjacent) and other local occupiers.

Description

The property is arranged on ground and one upper floor to provide a ground floor double fronted betting office together with three self-contained first floor flats which have been sold off on a long lease.

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

Shop EPC Rating 69 Band C.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Coral Racing Ltd (1)	Gross Frontage 17.70 m (58' 1") Net Frontage 9.60 m (31' 6") Shop Depth 15.05 m (49' 5") Built Depth 17.15 m (56' 3") Ground Floor 113.60 sq m (1,223 sq ft)	16 years from 01.03.2011 The lease provides for a further rent review in June 2021. The rent is to be increased by a minimum of 2.5% p.a. compounded. Therefore the rent will rise to a minimum of £24,472.36 p.a. in June 2021. FR & I	£21,630 p.a.	Rent Review 2021 Rising to a minimum of £24,472.36 p.a.
First Floor	Individual (2)	First Floor Flats – Not Inspected	999 years from 21.12.1992	Peppercorn	Reversion 2991

(1) Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores.
Website Address: www.coral.co.uk
For the year ended 26th September 2015, Coral Racing Limited reported a turnover of £667.786m, a pre-tax profit of £81.106m, shareholders' funds of £409.984m and a net worth of £264.149m. (Source: Experian 18.09.2017.)
(2) Section 5b notices under the Landlord and Tenant Act 1987 have been served on the tenant.

Total £21,630 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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