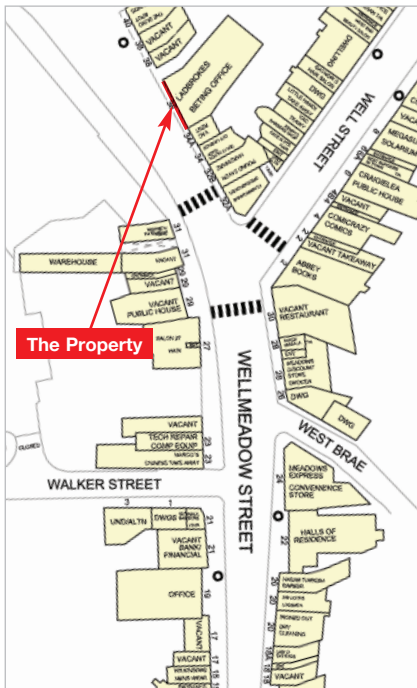


## Paisley 36 Wellmeadow Street Renfrewshire PA1 2EG

- Freehold Betting Shop Investment
- Let to Ladbrokes on a lease expiring 2026 (1)
- Redevelopment area
- Rent Review 2021
- Current Rent Reserved

**£20,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

The town of Paisley lies about 8 miles west of Glasgow city centre and is the administrative centre for Renfrewshire. The town enjoys good road communications, with the M8 (Junction 28/29) and M9 (Junction 3) both close by. Glasgow Airport is just to the north of the town. The town is also the location for the University of West Scotland (Paisley Campus). Wellmeadow Street is a westwards extension of High Street and the property is situated close to the junction with Well Street, opposite a site being developed by Sanctuary Housing to provide 39 housing units.

Occupiers close by include mainly local traders.

### Description

The property is arranged on ground floor only to provide a betting shop forming part of a larger building.

The property provides the following accommodation and dimensions:

**Ground Floor** 199.9 sq m (2,152 sq ft)

**NB. Accommodation details from Scottish Assessors.**

### Tenancy

The property is at present let to LADBROKE BETTING AND GAMING LTD for a term of 21 years 2 months from 15th June 2005 to expire August 2026 at a current rent of £20,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a lessee's break option in 2022 (1).

### Tenant Information

Website Address: [www.ladbroke.com](http://www.ladbroke.com)

For the year ended 31st December 2016, Ladbroke Betting and Gaming Ltd reported a turnover of £843.9m, a pre-tax loss of £499m and a net worth of £722m. (Source: riskdisk.com 18.09.2018.)

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

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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