

Hartlepool

189 Winterbottom Avenue Cleveland TS24 9AA

- **Freehold Betting Office Investment**
- **Let to Coral Racing Ltd lease expiring 2027 (no breaks)**
- **Minimum 2.5% pa compounded uplift at each review**
- **No VAT applicable**

SIX WEEK COMPLETION AVAILABLE

Tenure

Freehold.

Location

Hartlepool, with a population of approximately 87,000, is located approximately 8 miles north of Middlesbrough. The town benefits from excellent road communications with the A689 dual carriageway providing direct links to both the A19 and the A1(M).

The property is situated on the western side of Winterbottom Avenue, 50 yards to the north of the A179 Easington Road/Powlett Road/Raby Road/Winterbottom Road roundabout approximately 1 mile to the north west of the town centre.

Occupiers close by include Poundstretcher, Lloyds Pharmacy, a medical centre, Spar and Greggs.

Current Rent Reserved
£6,500 pa
Rising to a Minimum of
£7,400 pa in June 2016

Description

The property is arranged on ground floor only to provide a single storey lock-up betting office with customer toilets to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	9.25 m	(30' 4")
Net Frontage	3.65 m	(11' 11")
Shop Depth	8.60 m	(28' 3")
Built Depth	11.05 m	(36' 3")
Ground Floor	85.84 sq m	(924 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £6,500 per annum, exclusive of rates. The lease provides for rent reviews in June 2016 and June 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £7,400 in June 2016 with a further minimum increase in June 2021. The lease contains full repairing and insuring covenants.

Seller's Solicitor

Ms J Boot, Wallace.
Tel: 0207 636 4422 Fax: 0207 467 8724.
E-mail: jackie.boot@wallace.co.uk



Tenant Information

No. of Branches: 1,600.
Website Address: www.coral.co.uk

VAT

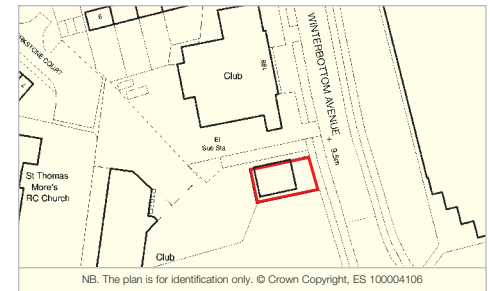
VAT is not applicable to this lot.

Energy Performance Certificate

EPC Rating 74 Band C (Copy available on website).

Documents

The legal pack will be available from the website www.allstop.co.uk



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Stoke-on-Trent

104 Waterloo Road Cobridge ST6 3HB

- **Freehold Betting Office Investment**
- **Let to Coral Racing Ltd lease expiring 2027 (no breaks)**
- **Minimum 2.5% pa compounded uplift at each review**
- **No VAT applicable**

SIX WEEK COMPLETION AVAILABLE

Tenure

Freehold.

Location

The city of Stoke-on-Trent has a population in excess of 266,000 and is a major employment centre located midway between Birmingham and Manchester immediately adjacent to the M6 motorway (Junction 15). The city is well known for its industrial base in the pottery industry and was created by the amalgamation of the former Stoke-on-Trent and the towns of Burslem, Fenton, Hanley, Tunstall and Longton in 1910. The property is situated in Cobridge which lies adjacent to Burslem, 1½ miles north of Hanley. The property is located on the west side of Waterloo Road (A50) diagonally opposite its junction with Adelaide Street.

Occupiers close by include a Total Petrol Filling Station as well as a number of local retailers.

Current Rent Reserved
£5,400 pa
Rising to a Minimum of
£6,147 pa in June 2016

Description

The property is arranged on ground and one upper floor to provide a ground floor betting office with staff and customer toilets to the rear.

The upper parts have been sealed off. To the rear is a small garden with double gates leading to a rear access road.

The property provides the following accommodation and dimensions:

Gross Frontage	5.25 m	(17' 3")
Net Frontage	4.30 m	(14' 2")
Shop Depth	17.75 m	(58' 3")
Built Depth	20.10 m	(65' 11")
Ground Floor	83.81 sq m	(902 sq ft)
First Floor – No Access		

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £5,400 per annum, exclusive of rates. The lease provides for rent reviews in June 2016 and June 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £6,147 in June 2016 with a further minimum increase in June 2021. The lease contains full repairing and insuring covenants.

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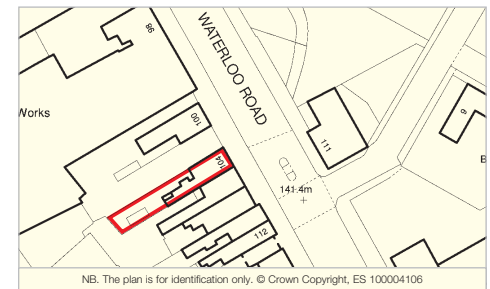
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