

Accrington

68 Henry Street Church Lancashire BB5 4EP

- **Virtual 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

Leasehold. Held for a term of 999 years from 25th March 1836 (thus having approximately 822 years unexpired) at a fixed rent of 17 Shillings per annum (not demanded).

Location

Accrington is situated some 5 miles east of Blackburn and 6 miles west of Burnley. The town benefits from excellent road communications with the M65 Motorway passing to the north of the town. The property is situated in Church, a suburb of Accrington, situated 1 mile to the west of Accrington town centre on the western side of Henry Street (A679) close to its junction with Bank Street and Lion Street. Occupiers close by include a variety of local traders.

Current Gross Rent Reserved
£5,600 pa

Rising to a minimum of
£6,415 pa in September
2016

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor betting office with staff and customer WC's and a small staff kitchen. The basement and first floors are not presently used by the tenants.

The property provides the following accommodation and dimensions:

Gross Frontage	8.45 m	(27' 8")
Net Frontage	3.5 m	(11' 6")
Shop & Built Depth	13.45 m	(44' 2")
Basement - No Access		
Ground Floor	61.85 sq m	(665.77 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 4th March 2011 at a current rent of £5,600 per annum, exclusive of rates. The lease provides for rent reviews in September 2016 and September 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 £6,415 in September 2016, with a further minimum increase in September 2021. The lease contains full repairing and insuring covenants.



Tenant Information

No. of Branches: 1,600.
Website Address: www.coral.co.uk
For the year ended 29th September 2012, Coral Racing Limited reported a turnover of £603,477m, a pre-tax profit of £28,584m, shareholders' funds of £201.515m and a net worth of £61.039m. (Source: riskdisk.com 12.09.13.)

VAT

VAT is not applicable to this lot.

Documents

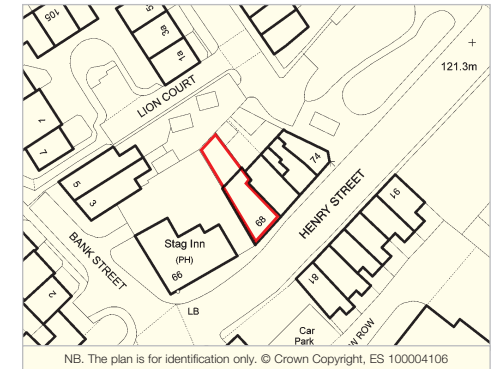
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 95 Band D (Copy available on website).

Seller's Solicitor

Ms J Boot, Wallace.
Tel: 0207 6364 422.
E-mail: jackie.boot@wallace.co.uk



83
LOT

Loughborough

58 Wordsworth Road Leicestershire LE11 4LQ

- **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

Leasehold. Held for a term of 125 years from 14th November 2003 (thus having approximately 115 years unexpired) at a fixed ground rent of £10 per annum.

Location

Loughborough has a population of approximately 52,000 and is located approximately midway between Nottingham (15 miles to the north) and Leicester (21 miles to the south) in the heart of the East Midlands. The town is served by the A6, A60 and A512 and is within 3 miles of the M1 (Junction 23). The property is situated on the west side of Wordsworth Road close to its junction with Browning Road. Occupiers close by include Costcutter.

Current Gross Rent Reserved
£5,000 pa

Rising to a minimum of
£5,692 pa in June 2016

Description

The property is arranged on ground floor only to provide a ground floor shop with customer and staff WC's and a small ancillary staff area.

The property provides the following accommodation and dimensions:

Gross Frontage	8.75 m	(28' 8")
Net Frontage	5.25 m	(17' 3")
Shop Depth	8.30 m	(27' 3")
Built Depth	8.60 m	(28' 3")
Ground Floor	65.4 sq m	(704 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 28th February 2011 at a current rent of £5,000 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 £5,692 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.
E-mail: jackie.boot@wallace.co.uk



Tenant Information

No. of Branches: 1,600.
Website Address: www.coral.co.uk
For the year ended 29th September 2012, Coral Racing Limited reported a turnover of £603,477m, a pre-tax profit of £28,584m, shareholders' funds of £201.515m and a net worth of £61.039m. (Source: riskdisk.com 12.09.13.)

VAT

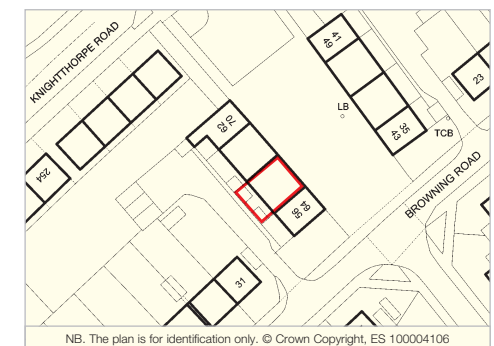
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

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



84
LOT