

Abergele

**46 Marine Road
Pensarn
Clwyd
LL22 7PR**

- **Long Leasehold Betting Office Investment**
- Let to William Hill Organization Ltd
- Lease expires 2029 (without break)
- No VAT applicable
- Rent Review 2019
- Current Gross Rent Reserved
£7,000 pa



Tenure

Leasehold. Held for a term of 125 years from 11th October 2016 at a ground rent of £250 per annum.

Location

Abergele is a resort town located on the North Wales coast, immediately to the south of Junction 23A of the A55 expressway. Bangor is 30 miles to the west, Holyhead is 50 miles to the west and Chester is 34 miles to the south-east. The property is situated on the south side of Marine Road (A548), a short distance to the east of its junction with the A55, whilst Abergele and Pensarn Rail Station is a short distance to the north. Occupiers close by include the Post Office, Co-operative Food, The Original Factory Shop and a range of local retailers, pubs, hotels and guest houses.

Description

The property is arranged on ground floor only to provide a betting office with ancillary accommodation to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.23 m	(17' 2")
Net Frontage	4.68 m	(15' 4")
Shop Depth	16.26 m	(53' 4")
Built Depth	20.12 m	(66' 01")
Ground Floor	116.30 sq m	(1,251 sq ft)

Tenancy

The property is at present let to WILLIAM HILL ORGANIZATION LTD for a term of 20 years from 11th September 2009 at a current rent of £7,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,300.

Website Address: www.williamhillplc.com

For the year ended 29th December 2015, William Hill Organization Ltd reported a turnover of £873.9m, a pre-tax profit of £246.4m, shareholders' funds of £206.9m and a negative net worth of £625m. (Source: Experian 11.11.2016.)

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

For EPC Rating please see website.

