

Grays

18 Crammavill Street

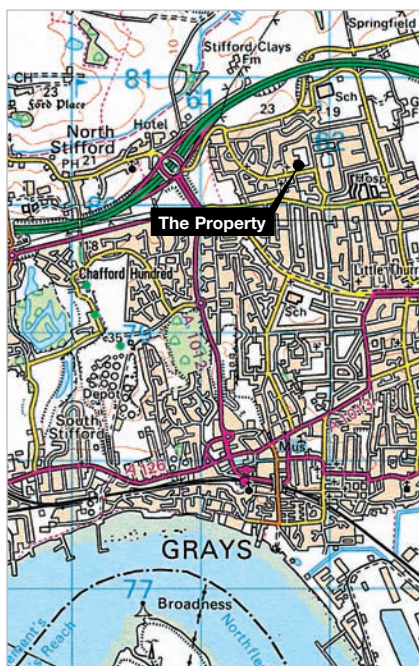
Essex

RM16 2BD

- Freehold Betting Office and Residential Ground Rent Investment
- Comprising a betting office and a self-contained maisonette (sold off on a long lease)
- Betting office let to William Hill (Essex) Ltd on a lease expiring in 2022
- Shop Rent Review 2012
- Total Current Rents Reserved

£10,600 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Grays has a resident population of some 46,000 and is located 20 miles east of Central London. The town is served by the A13 dual carriageway which provides easy access to the M25 motorway and the Dartford Tunnel. The property is situated in a local parade, within a residential area on Crammavill Street. Occupiers close by include a Co-Operative Pharmacy (adjacent), Tesco Express and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting office with a self-contained maisonette above which has 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.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 60 Grays**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	William Hill (Essex) Ltd (1)	Gross Frontage 6.70 m Net Frontage 5.87 m Shop & Built Depth 17.90 m	(21' 11") (19' 3") (58' 8") 20 years from 25.03.2002 Rent review every 5th year Effectively FR & I	£10,500 p.a.	Rent Review 2012
First and Second	An Individual	First and Second Floor Maisonette	99 years from 29.09.1988	£100 p.a. (Rising by £75 p.a. every 33 years)	Reversion 2087

(1) William Hill trade from over 2,300 betting shops through the UK and Ireland representing around 25% of the market.
Website Address: www.williamhillplc.com

Total £10,600 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

Seller's Solicitor S Hayward Esq, Veale Wasbrough Vizards. Tel: 0207 665 0850 Fax: 0207 405 4171 e-mail: shayward@vww.co.uk