



Tenure

Part Freehold and part Leasehold, held on a lease for 900 years from 24th June 1868 (thus having approximately 753 years unexpired).

Location

Heywood forms part of the Greater Manchester conurbation, located on the A58 close to Junction 19 of the M62 and Junction 2 of the M66, about 9 miles north of Manchester city centre.

The property is situated on the south side of Market Street at its junction with Hill Street, opposite a bus stop.

Occupiers close by include Dunnes Stores, Boots, Lloyds Bank, Sayers, RSPCA, Jack Fulton, a J D Wetherspoon Public House and the Times Retail Park.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor betting office with basement storage (not presently used) and ancillary accommodation on the first floor above. Access to the first floor is via a pull down loft stairwell to the rear of the property.

The property provides the following accommodation and dimensions:

Gross Frontage	9.35 m	(30' 8")
Net Frontage	8.15 m	(26' 9")
Shop Depth	13.80 m	(45' 4")
Built Depth (max)	19.00 m	(62' 4")

Basement	42.20 sq m	(454 sq ft)
First Floor (gross internal)	119.00 sq m	(1,281 sq ft)

Tenancy

The entire property is at present let to WILLSTAN RACING LTD (t/a William Hill) for a term of 25 years from 1st September 2004 at a current rent of £22,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,300 (William Hill).

Website Address: www.williamhill.com

Willstan Racing Ltd are a wholly owned subsidiary of William Hill Organization Limited.

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.

Heywood

47-49 Market Street Lancashire OL10 1HX

- **Part Freehold/Part Leasehold Betting Office Investment**
- Let to Willstan Racing Ltd (t/a William Hill) until 2029 (no breaks)
- Prominent corner position
- Includes 119 sq m (1,281 sq ft) ancillary upper floor
- No VAT applicable
- Rent Review 2019
- Current Gross Rent Reserved
£22,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

