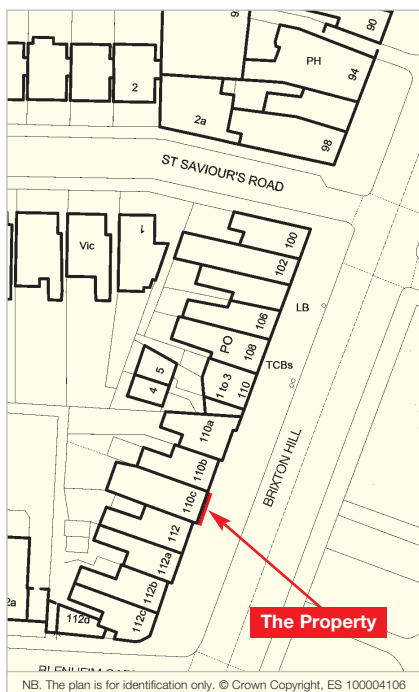


## Lambeth 110C Brixton Hill SW2 1AH

- Freehold Betting Shop and Ground Rent Investment
- Betting shop to be let to Ladbrokes on a new 15 year lease (1)
- Shop Rent Reviews 2018 & 2023
- No VAT applicable
- Total Current Rents Reserved  
**£13,700 pa**

On the Instructions of Ladbrokes



### Tenure

Freehold.

### Location

Brixton is a densely populated suburb of South-East London, some 2 miles south of Central London and 4 miles north of Streatham. Brixton Hill forms part of the busy A23 and runs south from Brixton town centre. The property is situated on the west side of Brixton Hill close to the junction with St Saviour's Road. Occupiers close by include Nisa, Sainsbury's, Costcutter and a number of local traders.

### Description

The property is arranged on ground and three upper floors to provide a ground floor betting shop and residential above that has been sold off on one long lease.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Ladbrokes Betting & Gaming Limited (1)	Gross Frontage (inc entrance) 6.15 m Net Frontage 4.2 m Shop & Built Depth 18.0 m	15 years from 23.12.2013 at the initial rent of £13,500 p.a. with upwards only reviews at the end of Years 5 & 10 on a full repairing and insuring basis with the Tenant having a one-off break at the end of Year 10	£13,500 p.a.	Rent Review 2018
Upper Floors	Tajo Ltd	Residential	125 years from 22.11.2010	£200 p.a.	Rent Review 2020 RPI Review every 10 years

(1) No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: [www.ladbrokes.co.uk](http://www.ladbrokes.co.uk)  
For the year ended 31st December 2012, Ladbrokes Betting & Gaming Ltd reported a turnover of £770.85m, a pre-tax profit of £172.106m. shareholders' funds of £1.824bn and a net worth of £983.843m. (Source: riskdisk.com 30.10.13.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

Viewings are to be carried out between 11.00 a.m. – 12 noon or 4.00 – 5.00 p.m. on Tuesday 26th November only. No appointment is required and the staff will be aware.

**Total £13,700 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** J Rose Esq, Harold Benjamin Solicitors. Tel: 0208 872 3026 e-mail: [jonathan.rose@haroldbenjamin.com](mailto:jonathan.rose@haroldbenjamin.com)