

Stoke-on-Trent

10 Biddulph Road Chell, Staffordshire ST6 6SH

- **Freehold Betting Office Investment**
- Let to Coral Racing Limited on a lease expiring 2027 (no breaks)
- Minimum 2.5% pa compounded uplift at each review
- No VAT applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

The city of Stoke-on-Trent has a population in excess of 266,000 and is a major employment centre located midway between Birmingham and Manchester immediately adjacent to the M6 motorway (Junction 15). The city is well known for its industrial base in the pottery industry and was created by the amalgamation of the former Stoke-on-Trent and the towns of Burslem, Fenton, Hanley, Tunstall and Longton in 1910. The property is situated in Chell, a residential suburb located five miles north of the city centre, on the south side of Biddulph Road (A527) close to the roundabout junction with High Lane (A5272) and St Michael's Road.

Current Rent Reserved
£7,500 pa
Rising to a Minimum of
£8,591 pa in September 2016

Occupiers close by include Tesco Express, Premier and the Post Office.

Description

The property is arranged on ground floor only to provide a single storey detached betting office with ancillary staff kitchen and toilet together with customer toilets.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18' 0")
Net Frontage	4.60 m	(15' 1")
Shop Depth	13.55 m	(44' 6")
Built Depth	14.45 m	(47' 5")
Ground Floor	69.65 sq m	(750 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 23rd March 2011 at a current rent of £7,500 per annum. 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 £8,591 in September 2016, with a further minimum increase in September 2021. The lease contains full repairing and insuring covenants.

Seller's Solicitor

Ms J Boot, Wallace LLP.
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 £101.348m, shareholders' funds of £201.515m and a net worth of £61.039m. (Source: riskdisk.com 23.04.2014.)

VAT

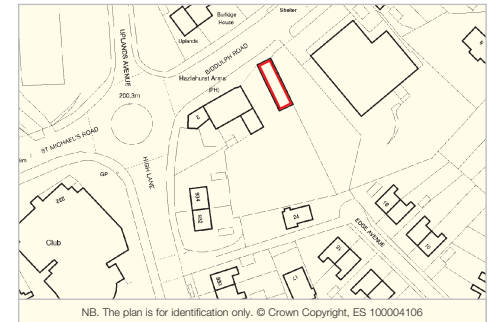
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 109 Band E (Copy available on website).



West Bromwich

1 Carters Green West Midlands B70 9QP

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- Let to Coral Racing Limited on a lease expiring 2027 (no breaks)
- Minimum 2.5% pa compounded uplift at each review
- No VAT applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

West Bromwich, with a population of 146,000, is a retail and commercial town located some 5 miles to the north-west of Birmingham city centre and forming part of the West Midlands conurbation. The motorway network is easily accessible with the M5 (Junction 1) less than 2 miles to the east via the A41 and the M6 (Junction 9) located approximately 2.5 miles to the north. The property is situated in Guns Village, a residential suburb fronting Carters Green, which is a continuation of High Street. Occupiers close by include Lidl, Co-Op Funeralcare, Carters Green Pharmacy, Post Office and Peugeot.

Current Rent Reserved
£17,250 pa
Rising to a Minimum of
£19,759 pa in September 2016

Description

The property is arranged on ground and one upper floor to provide a ground floor betting office with customer toilets to the rear and training rooms/offices on the first floor above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.25 m	(23' 9")
Net Frontage	6.40 m	(21')
Shop Depth	14.50 m	(47' 7")
Built Depth	22.05 m	(72' 4")
Ground Floor	113.55 sq m	(1,222 sq ft)
First Floor	99.25 sq m	(1,068 sq ft)

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £17,250 per annum. 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 £19,759 in September 2016, with a further minimum increase in September 2021. The lease contains full repairing and insuring covenants.

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Documents

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

Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

