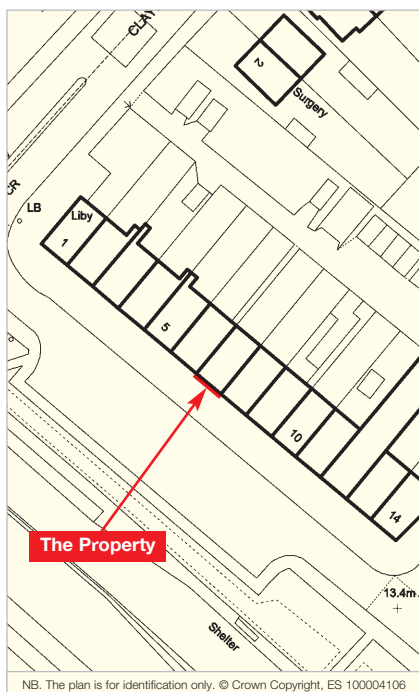


# **Ilford** **7 and 7A Claybury** **Broadway** **Essex** **IG5 0LQ**

- **Freehold Betting Shop and Ground Rent Investment**
- Betting shop to be let to Ladbrokes on a new 15 year lease (1)
- No VAT applicable
- Shop Rent Reviews 2018 and 2023
- Total Current Rents Reserved  
**£14,275 pa**

On the Instructions of Ladbrokes



**Tenure**  
Freehold.

## **Location**

Ilford forms part of the London Borough of Redbridge and is located 7 miles north-east of Central London. Ilford has long been established as a major retailing centre and its standing has been further enhanced by the Exchange Shopping Centre, centred on Cranbrook Road and the High Road. The property is on the north side of Claybury Broadway close to the junction with Clayhall Avenue. Occupiers close by include Day Lewis Pharmacy and a number of local traders.

## **Description**

The property is arranged on ground and two upper floors to provide a ground floor betting shop and flat above that 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](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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Ganton House Investments Limited a group company of Ladbrokes Betting & Gaming Limited (1) (t/a Ladbrokes)	Gross Frontage 5.5 m Net Frontage 4.95 m Shop Depth 10.3 m Built Depth 17.7 m	(18' 0") (16' 3") (33' 9") (58' 1") To be let for a term of 15 years from 23.12.2013 at the initial rent of £14,250 p.a. with upward only reviews at the end of years 5 and 10 on a full repairing and insuring basis with the tenant having a one-off right to break at the end of year 10	£14,250 p.a.	Rent Review 2018
Upper Floors	Individual	First Floor and Second Floor – Flat	99 years from 25.03.1980	£25 p.a.	Reversion 2079

(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.)

**Total £14,275 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

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