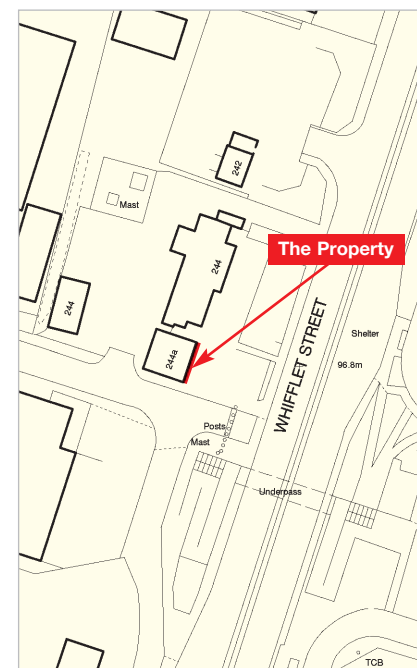


## Coatbridge

244A Whifflet Street  
North Lanarkshire  
ML5 4RX

- **Heritable Betting Office Investment**
- Let to Ladbrokes on a lease expiring in 2020
- Rent Review 2015 outstanding. Notice served at £6,500 pa
- The tenant did NOT exercise the October 2015 break option
- Busy roadside location
- No VAT applicable
- Current Rent Reserved  
**£5,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Heritable.

### Location

Coatbridge is located about 12 miles east of Glasgow city centre and services a population of 43,000. The town enjoys good road access being adjacent to the M73 and M8/A8, which also links to Edinburgh to the east.

Whifflet Street runs south from Coatbridge linking to the M8 Motorway, the property is situated ½ a mile from the town centre close to the junction with Palacecraig Street in a mixed use area. There is an Italian restaurant adjacent and close by are HSS Hire and Suzuki & Renault car dealerships.

### Description

The property is arranged on ground floor only to provide a detached retail unit presently fitted out and trading as a betting office with the right to park at the front.

The property provides the following accommodation and dimensions:

Floor	Area (sq m)	Area (sq ft)
Ground Floor	62	667

### Tenancy

The entire property is at present let to LADBROKES BETTING & GAMING LTD for a term of 20 years from 14th October 2000 at a current rent of £5,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The 2015 break clause was NOT exercised.

### Tenant Information

No. of Branches: 2000.

Website Address: [www.ladbrokes.co.uk](http://www.ladbrokes.co.uk)

For the year ended 31st December 2014, Ladbrokes Betting & Gaming Ltd reported a turnover of £824m, a pre-tax profit of £57m, shareholders' funds of £1.869bn and a net worth of £1.096bn. (Source: Experian 5.1.16.)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.