



**Tenure**

Freehold.

**Location**

Northampton is a well established commercial centre lying approximately 65 miles north of London, 33 miles south of Leicester and 19 miles north of Milton Keynes and has a population in excess of 194,000. The town benefits from excellent road communications, with Junctions 15, 15A and 16 of the M1 Motorway providing access to London, Birmingham and the national motorway network.

The property is situated on the pedestrianised Market Square and also benefits from frontage to The Drapery.

Occupiers close by include Debenhams (opposite), NatWest, Barclays, Shoe Zone, Santander, McDonald's, Boots, Ladbrokes and O'Neills among others.

**Description**

The property is arranged on basement, ground and two upper floors to provide a shop presently trading as a betting office with self-contained offices above, accessed from The Drapery.

The property provides the following accommodation and dimensions:

<b>The Drapery Gross Frontage</b>	<b>11.2 m</b>	<b>(36' 9")</b>
<b>The Drapery Net Frontage</b>	<b>6.3 m</b>	<b>(20' 8")</b>
<b>Market Square Gross Frontage</b>	<b>8.65 m</b>	<b>(28' 5")</b>
<b>Market Square Net Frontage</b>	<b>6.2 m</b>	<b>(20' 4")</b>
<b>Shop and Built Depth</b>	<b>16.9 m</b>	<b>(55' 5")</b>
<b>Basement</b>	<b>100.6 sq m</b>	<b>(1,083 sq ft)</b>
<b>Ground Floor</b>	<b>122.2 sq m</b>	<b>(1,315 sq ft)</b>
<b>First Floor (1)</b>	<b>128.6 sq m</b>	<b>(1,384 sq ft)</b>
<b>Second Floor (1)</b>	<b>115.2 sq m</b>	<b>(1,240 sq ft)</b>
<b>Total</b>	<b>466.6 sq m</b>	<b>(5,022 sq ft)</b>

(1) Not inspected by Allsop, areas taken from www.voa.2010.gov.uk

**Tenancy**

The entire property is at present let to CORAL RACING LTD for a term of 15 years from 17th May 2010 at a current rent of £46,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the offices have been sublet.

**Tenant Information**

No. of branches: 1,800.

Website: www.coral.co.uk

For the year ended 27th September 2014, Coral Racing Ltd reported a turnover of £668.107m, a pre-tax profit of £56.703m, shareholders' funds of £299.218m and a net worth of £153.383m. (Source: Experian 10.11.2015)

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.

**Northampton**  
**36-40 The Drapery &**  
**9 Market Square**  
**Northamptonshire**  
**NN1 2HJ**

- **Freehold Betting Shop Investment**
- Entirely let to Coral Racing Ltd until 2025
- Comprises a shop with self-contained offices above
- Pedestrianised town centre location
- No VAT applicable
- Dual frontage to both The Drapery and Market Square
- Current Rent Reserved

**£46,000 pa**

