

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position close to the junction with Huntley Avenue and amongst multiple traders including **The Money Shop, RBS, William Hill, Costcutter** and **Post Office**. Layton (Lancs) Railway Station is within easy walking distance from the property.
Blackpool is one of England's most popular holiday and conference destinations and lies approximately 17 miles west of Preston being well served by the M55 motorway.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 22'1" Internal Width 16'0" Built Depth 57'8" 2 WCs	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 750 branches) (T/O for Y/E 27/3/11 £4.1bn, Pre-Tax Profit £15.5m and Net Worth £48.9m)	10 years from 11th August 2010	£10,000	FRI Rent Review 2015
First Floor Flat	Not Inspected	Individual	999 years from 11th August 2010	Peppercorn	FRI
TOTAL				£10,000	

£10,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts