



6 WEEK COMPLETION

**SITUATION**

Located on the main West Derby Road (A5049) close to the junction with Marlborough Road, adjacent to **Greggs** and amongst other multiple retailers as **Marie Curie, William Hill** and **Post Office**.

The property lies approximately 2 ½ miles from Liverpool City Centre and benefits from excellent road links via the A5058 and the A7 to the M62 (Junction 5) and the M57 (Junctions 2 and 3).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary Storage** on first and second floors (currently no access).

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 14'5"  
Internal Width 13'9"  
Built Depth 58'0"  
2 WCs

**First & Second Floor Ancillary**

Not Inspected

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting and Gaming Ltd (having approx. 2,200 branches)** (T/O for Y/E 31/12/13 £818.6m, Pre-Tax Profit £87.7m and Net Worth £994.6m) for a term of 10 years from 1st January 2015 (see Note 1) at a current rent of **£8,750 per annum** exclusive (see Note 2).

**Rent Review 2020**

**Note 1: We understand that the tenant has been in occupation for at least 40 years.**

**Note 2: The rent in years 1 & 2 will be £4,375 p.a. and the Vendor will make up the rent shortfall on completion.**

**£8,750 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

PLS Solicitors - Tel: 0844 8111 410  
Ref: A. Dhand, Esq - Email: adhand@pls-solicitors.co.uk

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 £500 (including VAT) upon exchange of contracts