



**SITUATION**

Located in the town's main pedestrianised retail thoroughfare amongst such multiples as **Asda, Iceland, Greggs, Bighthouse, Select, Thomas Cook, Card Factory, William Hill, B&M Bargains** and **Savers**.

The property is located adjacent to the Asda car park and opposite Farnworth Bus Station and Farnworth Market Precinct.

Farnworth is a suburb of Greater Manchester, located approximately 10 miles north-west of Manchester city centre and 3 miles south of Bolton with easy access to the M61 (Junctions 2 & 3).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Amusement Arcade with Café** (36 covers) with internal access to **Storage** at first and second floor levels.

The property benefits from a rear customer entrance which faces an entrance to the Iceland Supermarket and in addition the property provides access to the cafe's outside seating and smoking area which is located to the rear of the adjoining unit, but is not included in the sale.

**TENURE**

**No. 47** – Leasehold for a term of 999 years (less 5 days) from 4th June 1863 at an apportioned fixed ground rent of £1.18 p.a.

**No. 49** – Leasehold for a term of 999 years (less 5 days) from 1st November 1870 at nil ground rent.

**£28,500 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

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

**VAT is NOT applicable to this Lot**

**ACCOMMODATION**

**Ground Floor Amusement Arcade**

Gross Frontage	30'6"
Internal Width	27'8"
Shop & Built Depth	65'1"
Area	Approx. 1,500 sq ft
WC	

**First Floor Store Area** Approx. 630 sq ft

**Second Floor** Not inspected – currently sealed off

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Cashino Gaming Limited as a Cashino Gaming Arcade (part of the Praesepe Group, which operates approx. 150 gaming venues, the Beacon chain of bingo clubs and an online Casino)** for a term of 5 years from 22nd June 2014 (**in occupation since 2010**) at a current rent of **£28,500 per annum** exclusive.

**Note 1: We understand the property has traded as a gaming arcade for at least 20 years.**

**Note 2: The lessees also occupy the adjoining unit (Nos. 51-55) which interconnects at ground floor level, but is not included in the sale.**

**VENDOR'S SOLICITORS**  
KBL Solicitors LLP – Tel: 01204 527 777  
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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 £500 (including VAT) upon exchange of contracts