



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
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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