



SITUATION

Located in the town centre on this pedestrianised retail thoroughfare amongst such multiple retailers as **Greggs, Halifax, Amplifon, Card Factory** and **Coral** as well as being just a few yards from Friargate which houses other retailers including **McDonald's, Caffe Nero, Wilko** and an entrance to the **St George Shopping Centre**. The city of Preston lies approximately 30 miles north-west of Manchester.

PROPERTY

A substantial mid terraced building comprising a **Ground Floor Shop** with **Ancillary Accommodation** at basement level. In addition, there is separate front access to a **Self-Contained Upper Part** on the first and second floors.

The property benefits from rear access to an approx. 140 sq ft rear yard and Lowthian Street.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 20'10" Internal Width 11'1" widening at rear to 43'5" Shop Depth 54'1" Built Depth 74'9" Area Approx. 1,688 sq ft' Basement Store Area Approx. 1,027 sq ft' Total Area Approx. 2,715 sq ft'	Luxury Leisure (Adult Gaming) (t/a Admiral who trade from over 230 branches) (T/O for Y/E 31/12/17 £62.68m, Pre-Tax Profit £5.34m and Shareholders' Funds £19.67m) (Parent Company – Novomatic UK Limited – visit: novomaticuk.com)	15 years from 19th March 2018	£33,000	FRI by way of service charge. Rent Reviews and Tenant's Breaks 2023 and 2028. Note: The tenant also trades from the adjoining unit and recently extended into No. 3.
First & Second Floors	Not inspected		999 years from completion	Peppercorn	FRI We understand the upper parts are being converted into 6 flats.
¹ Areas taken from VOA				Total: £33,000	

***Reserve below £390,000**

6 week completion



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Vendor's Solicitors

AKL Solicitors

Tel: 01582 454 365 Ref: Karen Smitham

Email: karen.smitham@akl.org.uk

£33,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts

*Refer to points 9 and 10 in the 'Notice to all Bidders' page