



SITUATION

Located on the main West Derby Road (A5049) close to the junction with Marlborough Road adjacent to **Greggs** and amongst other multiple retailers such 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 A57 to the M62 (Junction 5) and the M57 (Junctions 2 and 3).

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with **Ancillary Storage** on first and second floors.

ACCOMMODATION

Ground Floor Shop

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

First and Second Floor Ancillary (See Note 1)

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 (T/O for Y/E 31/12/2012 £683.6m, Pre-Tax Profit £67.27m and Net Worth £774.9m)** for a term of 5 years from 25th June 2012 (see Note 2) at a current rent of **£8,750 per annum** exclusive (See Note 3).

Tenant's Break June 2015

Note 1: The access to the first and second floors has been removed.

Note 2: We understand that the tenant has been in occupation for at least 40 years.

Note 3: There is a rent free period until 25th December 2012 and the Vendor will make up the rent shortfall on completion.

£8,750 per annum

The Surveyors dealing with this property are **SOPHIE TAYLOR** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Fruman Davies Livingstones – Tel: 0161 833 0578
Ref: Ms J Lund – Email: jodi.lund@fdl-law.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 £275 (including VAT) upon exchange of contracts