

Artist's impression of Ladbrokes' fascia (See Note)



SITUATION

Located in a prominent position on this busy retail thoroughfare within half a mile of the City Centre. Inverness is regarded as the Capital City of the Scottish Highlands being close to Loch Ness and serving as the main transport hub for the many tourists visiting the Highlands each year.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

GIA Approx. 1,154 sq ft (Not inspected by Barnett Ross. Area supplied by Vendor.)

VAT is NOT payable in respect of this Lot

FEUHOLD (Scottish equivalent to English Freehold)

TENANCY

The property is let on a full repairing and insuring lease to **Ladbrokes Betting & Gaming Ltd (having approx. 2,200 branches) (T/O for Y/E 31 Dec 2011 £694m, Pre-Tax Profit £111.9m and Net Worth £885.6m)** for a term of 15 years from 18th November 2012 at a current rent of **£12,500 per annum** exclusive.

**Rent Reviews (to the higher of OMV or RPI)
Tenant's Breaks 2017 and 2022**

Note: We have been informed that at the time of printing the tenant is due to start fitting out shortly and have indicated they will commence trading by the end of February 2013.

£12,500 per annum

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

VENDOR'S SOLICITORS
Burness Paull and Williamsons LLP - Tel: 0141 273 6788
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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 £350 (including VAT) upon exchange of contracts