

**OVER 8 YEARS UNEXPIRED TO LADBROKES WITHOUT BREAK  
6 WEEK COMPLETION**



**SITUATION**

Located in the town centre at the junction with Irwell Street, adjacent to **RSPCA** and amongst such other multiple retailers as **Co-op, Lloyds Pharmacy, William Hill, Santander,** and **One-Stop**. Access to a car park is opposite and **Bacup Market** is within 50 yards.

Bacup lies some 6 miles south of Burnley and 9 miles north of Rochdale, within easy reach of the M62 via the A671.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	36'9"
Internal Width	36'2"
Shop Depth	27'8"
Built Depth	36'8"
WC	

**VAT is payable in respect of this Lot**

**FREEHOLD**

**£22,500 per annum**

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

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting and Gaming Limited (having approx. 2,200 branches)** (T/O for Y/E 31/12/11 **£694m, Pre-Tax Profit £111.9m and Net Worth £885.6m**) for a term of 15 years from 9th October 2006 at a current rent of **£22,500 per annum** exclusive.

**Rent Review 2016**

**Note: The Break Clause in the original lease has been removed by Deed of Variation.**



**VENDOR'S SOLICITORS**

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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