



**SITUATION**

Occupying a prominent trading position in the town centre amongst such multiple traders as **One Stop, Barclays, Yorkshire Bank, Halifax** and being close to the junction with Westgate.

Elland lies some 2 miles south of Halifax and 12 miles south-west of Leeds with excellent access via the A629 which links with the M62.

**PROPERTY**

**Nos. 6-8:** A corner property comprising a **Ground Floor Shop** with separate rear access to **Ancillary Accommodation** above.

**Nos. 2-4:** A former bank (**See Note**).

**VAT is NOT payable in respect of this Lot**

**TENURE**

**999 years from 24th June 1892 at a fixed ground rent of £10 p.a.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 8 (Ground Floor Shop)	Gross Frontage 40'7" Internal Width 37'9" max Shop Depth 29'7" Built Depth 35'8" Sales Area Approx 985 sq ft 2 WC's	<b>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)</b>	10 years from 3rd May 2013	£14,500	FRI <b>Rent Review 2018</b>
No. 6 (First and Second Floors)	Not Inspected	Individual	500 years from 18th July 2013	Peppercorn	FRI
<b>TOTAL</b>				<b>£14,500</b>	

**Note: Nos. 2-4 is let for a term expiring in 2891 at a peppercorn ground rent.**

**£14,500 per annum**

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

**VENDOR'S SOLICITORS**  
WGS Solicitors – Tel: 020 7723 1656  
Ref: J. Shapiro Esq – Email: js@wgs.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 £500 (including VAT) upon exchange of contracts