

**SITUATION**

Occupying a busy trading position in the pedestrianised town shopping centre, adjacent to **Brighthouse**, opposite **HSBC** and **Lidl**, close to branches of **Store 21**, **Betfred** and **Costa**, opposite the entrance to the **Wellington Shopping Centre** and **The Galleries** and close to Union Street which houses **Marks & Spencer**, **McDonalds**, **Next** and many others. Aldershot has long term military connections with the British Army and is approximately 35 miles south west of central London and 12 miles from Guildford.

**PROPERTY**

Built circa 1991 comprising a **Large Double Shop** with 2 front entrances and glass partitioning to allow additional high value payout gaming machines.

There is a rear internal staircase leading to **Open Plan Ancillary Accommodation** at first floor level.

**ACCOMMODATION****Ground Floor Shop**

Gross Frontage	45'0"
Internal Width	43'0"
Shop Depth	58'7"
Built Depth	70'0"
Sales Area	Approx 2,100 sq ft
Kitchen Area	Approx 230 sq ft
WC	

**First Floor**

Open Plan Ancillary Area	Approx 2,200 sq ft
Shower/WC	

**Total Area**

**Approx 4,530 sq ft**

**VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.**

**£114,248.95 per annum  
(See Note 2)**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **JONATHAN ROSS**

ASSET MANAGED BY



**VENDOR'S SOLICITORS**

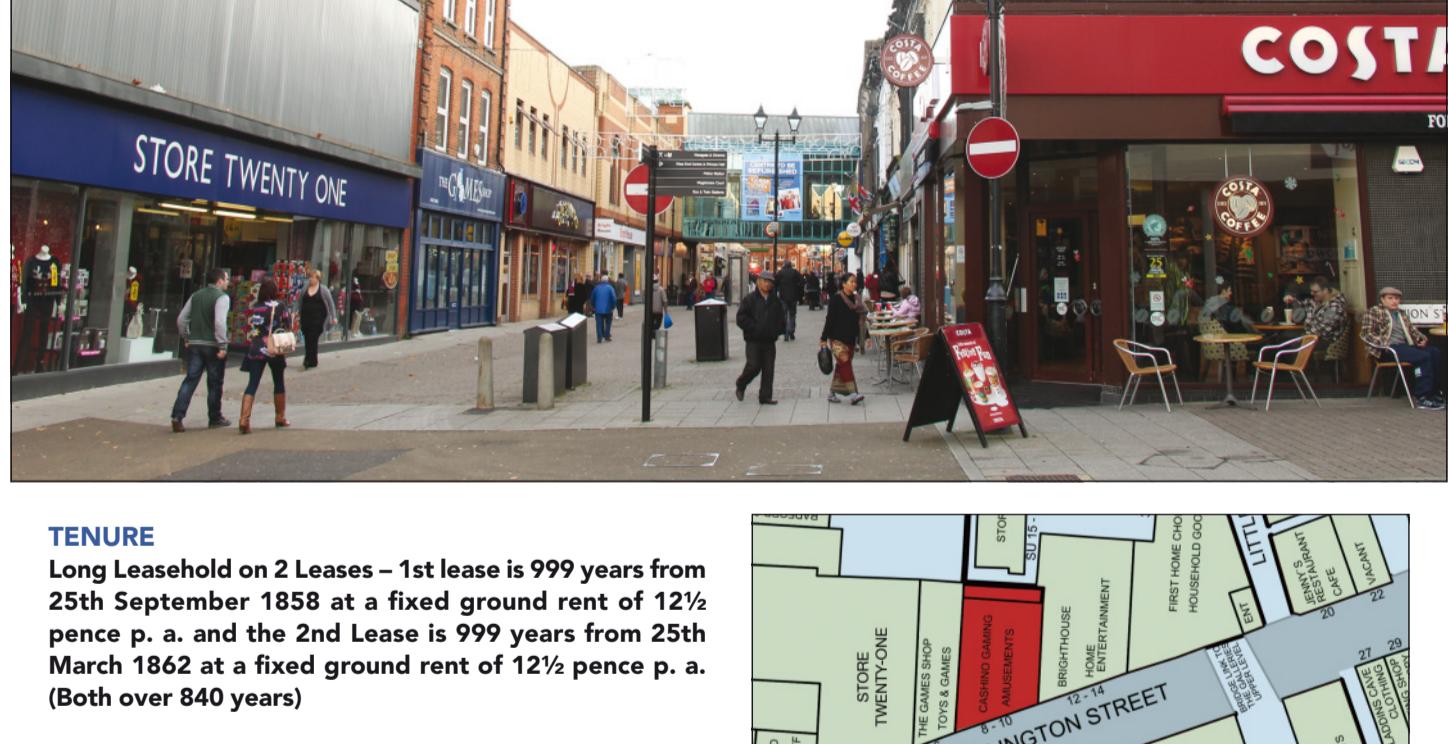
Wedlake Bell LLP - Tel: 020 7395 3000

Ref: P. McGrath Esq - Email: pmcgrath@wedlakebell.com

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

**6 WEEK COMPLETION**

View towards the Property

**TENURE**

Long Leasehold on 2 Leases – 1st lease is 999 years from 25th September 1858 at a fixed ground rent of 12½ pence p. a. and the 2nd Lease is 999 years from 25th March 1862 at a fixed ground rent of 12½ pence p. a. (Both over 840 years)

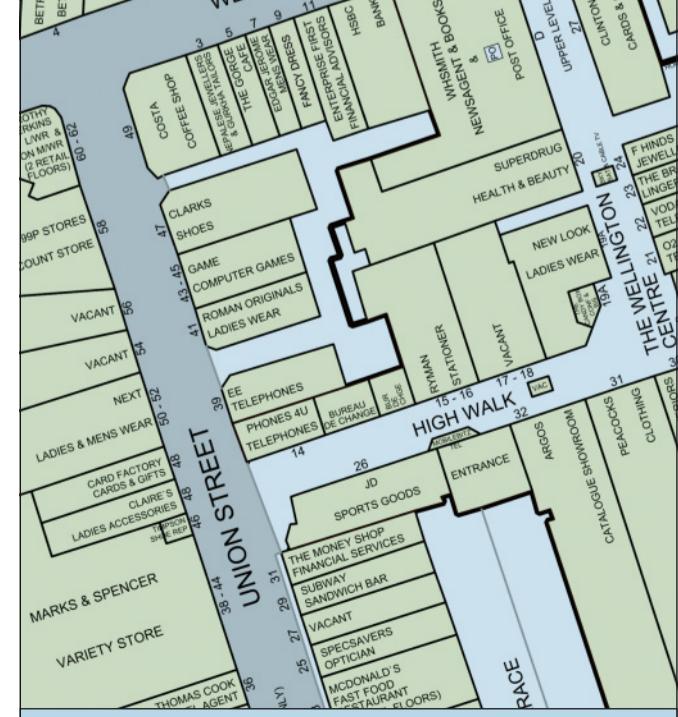
**Note 1:** There is an indemnity policy in perpetuity for £1,500,000 in respect of a small piece of unregistered land at the property.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Baleday Ltd (t/a Cashino)** as a 24hr/7 day Gaming Centre (having approx 165 branches – Parent Company is Gauselmann Group – a €1.7bn enterprise) for a term from 1st July 2012 to 30th November 2025 at a current rent of £114,248.95 per annum exclusive. (See Note 2).

**Note 2:** The current rent is £100,000 p.a. rising to £114,248.95 on 1st December 2015. Therefore, the Vendor will make up the rent shortfall on completion.

Rent Review January 2020 based on 2.7% p.a. compound.



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