



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.

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		

Open Plan Ancillary Area
Shower/WC

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**



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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 £500 (including VAT) upon exchange of contracts



View towards the Property

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.

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.

