

6 WEEK COMPLETION



SITUATION

Located in this mixed residential and commercial area close to the junction of Cobden Street and under 3 miles from Bradford City Centre.

Bradford is located on the main A647 enjoying fast access to the M62 (J26) via the M606, approximately 9 miles west of Leeds and 38 miles north west of Manchester.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via Bright Street to a **Self-Contained Flat** on the first floor. There is off street parking at the rear for 1 car.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'11"
Internal Width 15'2"
Shop Depth 31'7"
Built Depth 37'3"

WC

First Floor Flat

2 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Estates Ltd (guaranteed by Coral Racing Ltd - having over 1,700 branches - T/O for Y/E 29/09/12 £603.4m, Pre-Tax Profit £101.3m and Net Worth £61m)** for a term of 15 years from 15th February 2006 at a current rent of **£7,500 per annum** exclusive.

Rent Review 2016

Note: The lessees also trade from the adjoining shop at No. 263 Allerton Road which does not form part of the sale.



£7,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Burges Salmon - Tel: 0117 902 2754
Ref: M. Battensby Esq - Email: matt.battensby@burges-salmon.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