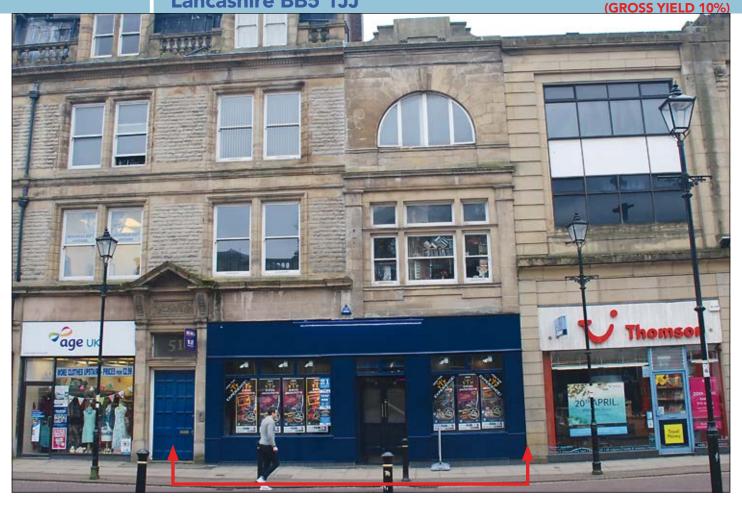
OVER 7 YEARS UNEXPIRED TO RAL LIMITED WITH NO BREAKS



SITUATION

Located within the heart of the town centre, adjacent to **Age UK** and **Thomson** directly opposite the Market Hall having markets outside on Tuesday, Friday and Saturday as well as being within close proximity to the town's main Bus Station. Other nearby multiples include **NatWest**, **Nationwide**, **Brighthouse**, **William Hill**, **Betfred** and **Barclays**.

Accrington is located between Blackburn and Burnley just off the M65 (Junction 7) some 14 miles east of Preston and 22 miles north of Manchester.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Ancillary Storage** in the basement and on part first floor. In addition, there is separate front access to **6 Self-Contained Flats** on part first, second and third floors.

VAT is **NOT** applicable to this Lot

FREEHOLD

Note: 6 Week Completion

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Part First Floor	Ground Floor Shop 34'11" Gross Frontage 34'11" Internal Width 29'4" Shop & Built Depth 46'4" Area Approx. 1,260 sq ft Basement 460 sq ft Area Approx. 52 sq ft WC 1,772 sq ft	RAL Limited t/a Winners Adult Gaming (RAL Limited (formally Rank Amusements Ltd) have approx. 144 branches and for the Y/E 13/06/15 reported a turnover of £60.8m, a Pre-Tax Profit of £3.3m and Shareholders' Funds of £22.7m.)	10 years from 24th June 2014 (No Breaks)	£18,000	FRI by way of service charge Rent Review 2019
Part First, Second and Third Floor Flats	6 Flats – Not inspected	Individual	Each 999 years from 7th July 2006	£60 (£10 per flat)	FRI by way of service charge
			TOTAL	£18,060	

£18,060 per annum

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

VENDOR'S SOLICITORSTaylor Rose TTKW – Tel: 01733 865 150
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