



SITUATION

Located on the west side of Hammerton Street, just off the pedestrianised St James Street with nearby multiple retailers including **Marks & Spencer, DW Sports, Skipton Building Society, Santander** and **Game**.

Burnley is a busy market town lying just off the M65 (Junction 10) midway between Blackburn and Halifax, some 24 miles north of Manchester.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Betting Shop**.

ACCOMMODATION

Ground Floor Betting Shop

Gross Frontage	23'2"
Internal Width	20'7"
Shop Depth	55'9"
Built Depth	101'4"
Sales Area	Approx. 1,080 sq ft
Store Area	Approx. 305 sq ft
3 WCs	

VAT is applicable to this Lot

£11,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

TENURE

Leasehold for a term of 250 years from June 2016 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Coral Racing Limited (not in occupation) (T/O for Y/E 26/09/15 £667.8m, Pre-Tax Profit £81.1m and Shareholders' Funds £409.98m) (having approx. 1,600 branches)** for a term of 10 years from 29th September 2008 at a current rent of **£11,000 per annum** exclusive.

Note: We understand that in July 2016 Coral indicated to the Vendor that they would pay £30,000 to be released from their lease.



VENDOR'S SOLICITORS
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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