



### SITUATION

Located within the heart of the town centre, adjacent to **Age UK** and **TUI** directly opposite the Market Hall having markets on Tuesday, Friday and Saturday as well as being within close proximity to the town's main Bus Station. Other nearby multiples include **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.

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Part First Floor	<b>Ground Floor Shop</b> Gross Frontage 34'11" Internal Width 29'4" Shop & Built Depth 46'4" Area Approx. 1,260 sq ft <b>Basement</b> Area Approx. 460 sq ft <b>Part First Floor</b> Area Approx. 52 sq ft WC <b>Total Area</b> <b>Approx. 1,772 sq ft</b>	<b>RAL Limited (Adult Gaming) (t/a Admiral who trade from over 230 branches) (T/O for Y/E 31/12/17 £69.5m, Pre-Tax Profit £11.05m, Shareholders' Funds £22.07m) (Parent Company – Novomatic UK Limited – visit: novomaticuk.com)</b>	10 years from 24th June 2014 (No Breaks)	£18,000	FRI by way of service charge <b>Rent Review 2019</b>
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
				<b>Total: £18,060</b>	

### 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**

**£18,060** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

### Vendor's Solicitors

Solomon, Taylor & Shaw  
Tel: 020 7431 1912 Ref: Barry Shaw  
Email: barry@solts.co.uk

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page