



SITUATION

Located in the heart of the town centre, opposite **Heron Foods** and **Co-op Supermarket** amongst such multiples as **Greggs**, **Boots Pharmacy**, **McColl's & Post Office** and a host of local traders. Egremont lies on the main A595 approx. 5 miles south of Whitehaven and approx. 11 miles south of Workington.

PROPERTY

A semi-detached building comprising a **Ground Floor Double Betting Shop** with internal access to **Ancillary Accommodation** on first floor level.

ACCOMMODATION

Ground Floor Betting Shop

Gross Frontage	28'5"
Internal Width	23'10"
Shop Depth	22'6"
Built Depth	38'9"
Customer WCs	

Part First Floor Ancillary (see Note)

Area Approx 78 sq ft plus Staff WC

Note: Only part of the first floor is used as ancillary accommodation, the remainder of the upper floors have been sealed off and are not currently used by the tenant.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease (limited repairing liability to the upper parts) to **Coral Racing Ltd (see Tenant Profile)** for a term of 20 years from 24th September 2011 at a current rent of **£8,501 per annum** exclusive.

Rent Review September 2021 to the greater of OMOV or 2% p.a. compounded. Therefore, the minimum rent in 2021 will be £9,385.79 p.a. Further Rent Review September 2026 to OMRV only.

TENANT PROFILE

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group Ltd, the largest bookmakers in the UK with some 3,500 stores. For Y/E 31/12/17, Coral Racing Limited reported a T/O of £598.4m, Pre-Tax Profit of £7.6m and Shareholders' Funds of £237.5m.

£8,501 per annum
with Minimum Rental Uplift in 2021

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

Vendor's Solicitors

Anthony Gold Solicitors
Tel: 020 8765 2700 Ref: Spencer Mcguire
Email: spencer.mcguire@anthonygold.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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page