



SITUATION

Occupying a prominent trading position close to the junction with Dean Road, directly opposite **Tesco Express** and **Domino's** and amongst a variety of independent retailers.

Scarborough is a major seaside resort and tourist town which lies approximately 40 miles north-east of York and 42 miles north of Hull.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'5" Internal Width 12'0" widening to 16'2" Shop Depth 45'2" Built Depth 51'11" 2 WCs	Ganton House Investments Ltd (t/a Ladbrokes - see Tenant Profile)	15 years from 1st April 2007	£5,750	FRI
First, Second & Third Floor Flat	Not inspected	Individual	125 years from 25th December 2003	£25	FRI
				Total: £5,775	

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.

£5,775 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

Rice Jones & Smith
Tel: 020 7831 2506 Ref: Steven Hayward
Email: sh@londonrjs.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

[View opposite](#)

