



SITUATION

Located within the heart of the town centre, opposite the Market Hall as well as being within close proximity to the town's main Bus Station. Other nearby multiples include **Nationwide, William Hill, Betfred** and **Ladbrokes**.

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

Forming part of a mid terrace building comprising a **Ground Floor Shop** with **Ancillary Storage** in the basement and on part first floor.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	34'11"
Internal Width	29'4"
Shop & Built Depth	46'4"
Area	Approx. 1,260 sq ft

Basement

Area	Approx. 460 sq ft
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Part First Floor

Area	Approx. 52 sq ft
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Total Area

Approx. 1,772 sq ft

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **RAL Limited (Adult Gaming) (t/a Admiral who trade from over 230 branches) (Parent Company – Novomatic UK Limited – visit: novomaticuk.com)** for a term of 10 years from 24th June 2014 (**No Breaks**) at a current rent of **£18,000 per annum** exclusive.

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The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Taylor Rose MW
Tel: 020 8443 7016 Ref: Alex Karis
Email: alex.karis@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**