



### Tenure

Freehold.

### Location

Leyland, with a population of 37,000, is located 6 miles south of Preston close to Junction 25 of the M6 motorway and is an expanding residential area.

The property is situated in a prominent position on the south side of Hough Lane, in between its junctions with Meadow Street and Thurston Road.

Occupiers close by include Specsavers and Ladbrokes (adjacent), Halifax, Boots the Chemist, Savers, Iceland, TUI travel agents, Betfred, HSBC, Santander, Lloyds Bank, William Hill and Subway, amongst others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation at the rear. A self-contained flat is at first floor level accessed via a staircase at the rear.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 254 Leyland**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
36	Age UK (1)	Gross Frontage 5.35 m Net Frontage 4.30 m Shop Depth 11.90 m Built Depth 21.60 m Ground Floor 90.85 sq m	(17' 6") (14' 2") (39' 0") (70' 10") (978 sq ft) 15 years from 01.09.2009 (2) Rent reviews on 01.09.2017 and 01.09.2022 Effectively FR & I by way of service charge contribution	£23,000 p.a.	Rent Review 2022
36A	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 25.09.2017	£4,500 p.a.	Holding Over

(1) Website Address: [www.ageuk.org.uk](http://www.ageuk.org.uk)

For the year ended 31st March 2017, Age UK did not report a turnover, but reported a pre-tax profit of £7.61m, shareholders' funds and a net worth of £49.58m. (Source: Experian 09.09.2018.)

(2) The tenant has an option to determine the lease on 1st September 2017 and 2022. The break option in 2017 was not exercised.

**Total £27,500 p.a.**

## Leyland

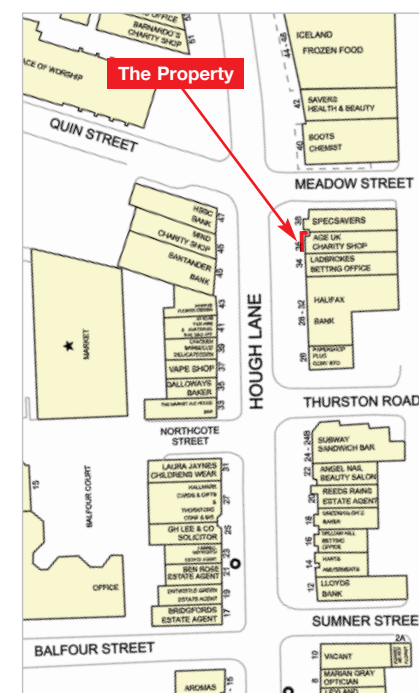
### 36 Hough Lane

### Lancashire

### PR25 2SD

- **Freehold Shop and Residential Investment**
- Part let to Age UK until 2024 (2)
- Includes self-contained one bedroom flat let on Assured Shorthold Tenancy
- Town centre location adjacent to Specsavers and Ladbrokes
- No VAT applicable
- Rent Review 2022
- Total Current Rents Reserved  
**£27,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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