

## Wealdstone

17B High Street  
Middlesex  
HA3 5BY

- Leasehold Betting Shop Investment
- Let to Ladbrokes Betting & Gaming Ltd
- Lease expires 2021 (no breaks)
- Situated opposite McDonald's and close to Harrow & Wealdstone Station
- Rent Review 2016

### SIX WEEK COMPLETION AVAILABLE

#### Tenure

Leasehold. Held for a term of 99 years from 16th June 1964 (thus having some 49 years unexpired). The ground rent payable is £29,464 per annum subject to rent reviews in 2027 and 2048 based on eleven four tenths of a fair rack rental value of the demised premises.

#### Location

Wealdstone is a densely populated area situated within The London Borough of Harrow, approximately 10 miles north-west of central London.

Current Gross Rent Reserved  
**£37,500 pa**  
Current Net Rent Received  
**£8,036 pa**

The property is situated on the west side of the High Street, opposite its junction with Palmerston Road and close to Harrow and Wealdstone Underground Station (Bakerloo Line and London Overground).

Occupiers close by include McDonald's (opposite), Sainsbury's Local, William Hill, Lloyds TSB and Betfred.

#### Description

The property is arranged on ground floor only to provide a ground floor double fronted shop. The property forms part of a larger building, the remainder of which is not included within the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	11.40 m	(37' 5")
Net Frontage	10.20 m	(33' 6")
Shop Depth	13.75 m	(45' 2")
Built Depth	17.55 m	(57' 7")
Ground Floor	155.05 sq m	(1,669 sq ft)

#### Seller's Solicitor

Mrs S Edwards, SE Law Limited.  
Tel: 01606 333533.  
E-mail: sedwrads@selawlimited.com

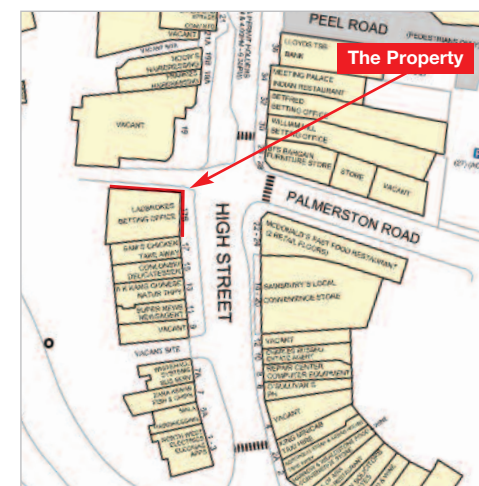


#### Tenancy

The property is at present let to LADBROKES BETTING AND GAMING LIMITED for a term of 15 years from 20th October 2006 at a current rent of £37,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain.  
Website Address: [www.ladbrokes.co.uk](http://www.ladbrokes.co.uk)



For the year ended 31st December 2012, Ladbrokes Betting and Gaming Limited reported a turnover of £770.85m, a pre-tax profit of £172.106m, shareholders' funds of £1.824bn and a net worth of £983.843m. (Source: [riskdisk.com](http://riskdisk.com) 07.01.2014.)

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

# Afternoon Session

## Part 2

Commencing at  
2.30 pm

**allsop**

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