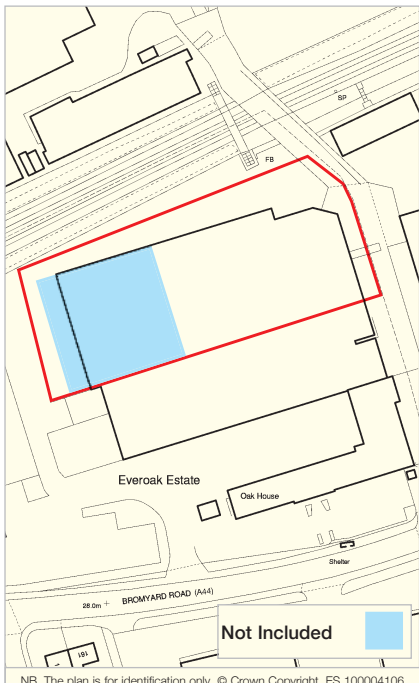


Worcester
Unit 1
Everoak Industrial
Estate
Bromyard Road
Worcestershire
WR2 5HN

- **Freehold Leisure Investment**
- Bowling alley totalling 1,825.20 sq m (19,646 sq ft) plus telephone mast
- Well located just outside Worcester
- Let to MFA Bowl Limited on a 25 year lease (no breaks)
- Telephone mast let to Telefonica O2 UK Limited
- VAT is not applicable
- Rent Reviews from 2016 (outstanding)
- Total Current Rents Reserved
£38,203.69 pa



LOT 167

Tenure

Freehold.

Location

The popular cathedral and university city of Worcester is located on the banks of the River Severn some 25 miles south of Birmingham, 50 miles north of Bristol and 20 miles north-east of Hereford and benefits from strong rail and road links.

The property is situated just west of Worcester off the A44 Bromyard Road, an arterial road into the city.

Occupiers close by include Hertz Rent-a-Car, Little Acorns Nursery, Worcester Audi, VW, Honda and Renault car dealerships amongst other local occupiers.

Description

The property comprises part of a 1950s brick warehouse arranged over the ground and first floors to provide a sixteen lane bowling alley with an eating area, bar, arcade, kitchen, shop, dance floor and WCs on the ground floor and offices, stores, shower rooms and WCs on the first floor. The property also includes a mobile phone mast on the roof and car parking for over 20 cars.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground/First	MFA Bowl Limited (1)	Ground Floor 1,730.00 sq m (18,622 sq ft) First Floor 95.20 sq m (1,024 sq ft) Total 1,825.20 sq m (19,646 sq ft)	25 years from 02.04.2012 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2017 (outstanding)
Telephone Mast	Telefonica O2 UK Limited	Telecommunications Mast	25 years from 03.08.2011 (2) Rent review every 5th year FR & I	£8,203.69 p.a.	Rent Review 2016 (outstanding)

(1) No. of Branches: 31 nationwide. Website Address: www.mfabowl.com
For the year ended 3rd April 2016, MFA Bowl Ltd reported a turnover of £16.972m, a pre-tax profit of £208,987, shareholders' funds of £5.692m and a net worth of £4.946m. (Source: riskdisk.com 25.04.2017.)
(2) There is a tenant's break clause on 6 months' written notice at any time.

Total £38,203.69 p.a.

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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