

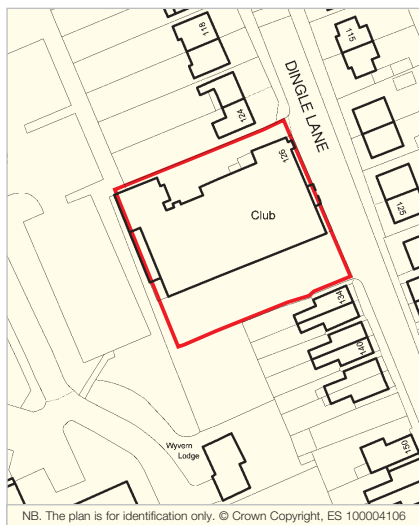
# Winsford Top Ten Bingo (also known as 126) Dingle Lane Cheshire CW7 1AB

- **Freehold Leisure Investment**
- Comprising a bingo hall with car park
- Potential for residential use subject to obtaining all necessary consents
- Rent Review 2011
- Total Current Rents Reserved

**£61,304 pa**

**On the Instructions of  
David Matthew Hammond  
and Graham Douglas Frost of  
PricewaterhouseCoopers  
Appointed as Joint Administrators  
of Castlemore Ventures Limited**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Winsford, with a population of some 33,000, is situated 32 miles south-west of Manchester, 4 miles south of Northwich and 16 miles east of Chester. The town is located on the A54 providing convenient access to Junction 18 on the M6 motorway. The property is situated to the south of the High Street (A54), more particularly on the west side of Dingle Lane.

**Description**  
The main building is arranged on basement, ground and first floor, adjoining is an annex with tower feature in between. The main building provides a bingo hall, bar area, servery, kitchen, stores, offices and WCs. Towards the front is a first floor mezzanine. The basement provides plant. The annex is mainly unused and we were unable to gain access to part of the ground and first floor. The property has the benefit of a car park and there is a Vodafone communications mast. Adjoining the car park is further parking, also occupied by Top Ten but which does not form part of the lot.

## Planning

The property may be suitable for redevelopment to residential use subject to obtaining all necessary consents. In this regard, discussions have taken place with the Council. Feasibility sketches and a preapplication response from the Council is available from the Auctioneers. Cheshire West and Chester Council. Tel: (01606) 288676

## Tenant Information

Website: [www.topten-bingo.com](http://www.topten-bingo.com)  
Top Ten Bingo operate from 24 branches.  
(Source: Company Director 15.09.2011)

## 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)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 135 Winsford**.

No.	Present Lessee	Accommodation GIA	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bingo Hall & Car Park	Top Ten Bingo Limited	Gross Frontage 24.40 m (80' 0") Built Depth 40.85 m (134' 0") <b>Main Building</b> Ground Floor 833.0 sq m (8,967 sq ft) First Floor 135.5 sq m (1,458.5 sq ft) Basement 26.0 sq m (280 sq ft) Tower room 13.0 sq m (140 sq ft) <b>Annex</b> Ground Floor (1) 39.5 sq m (425 sq ft) First Floor (1) 48.5 sq m (522 sq ft) Second Floor 39.5 sq m (425 sq ft) Total Gross Internal Area 1,135 sq m (12,217 sq ft) (1) Not inspected, areas estimated	25 years from 29.09.2001 Rent review every 5th year FR & I	£60,152 p.a.	Rent Review 2011
Communications Mast	Vodafone Limited	Communications Mast Land	Holding over under an agreement which expired February 2004 (2)	£1,152 p.a.	Holding Over
(2) As at 6th December 2010, there were draft Heads of Terms subject to contract and client approval for Vodafone to take a new 15 year lease at £4,000 per annum with 3 yearly rent reviews. Tenants option to break at any time on 12 months with Landlord's option to break after 5 years on 12 months' notice.				<b>Total £61,304 p.a.</b>	

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

**Seller's Solicitor** Charlotte Duce, DLA Piper UK LLP. Tel: 0121 262 5648 Fax: 0121 262 5791 e-mail: [charlotte.duce@dlapiper.com](mailto:charlotte.duce@dlapiper.com)