



620 Sq Ft (57 Sq M)

- New five year lease to Ladbrokes Betting and Gaming Ltd
- Rebased rent of £8,200pa
- Just £85,000 excluding VAT
- Net initial yield 9.58%
- The property has been traded as a betting shop for many years

For further information please contact:

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### Location

Leadgate is a former mining village just outside Consett in the heart of County Durham and just off the A692 that links to the A1.

Front Street provides the retail offering for the village.

### Description

The investment comprises a lock up ground floor shop. The upper floors are held separately.

### Accommodation

620 Sq Ft (57 Sq M)

### Terms

The property is for sale by way of a 999 year lease from the 1st September 2011 and benefits from a five year occupational lease from the 25th March 2024. The property is let on full repairing and insuring terms to Ladbrokes Betting and Gaming Ltd at a rent of £8,200 per annum with a tenant only break option on the 24th March 2027.

### Price

£85,000 for the long leasehold interest.

### EPC

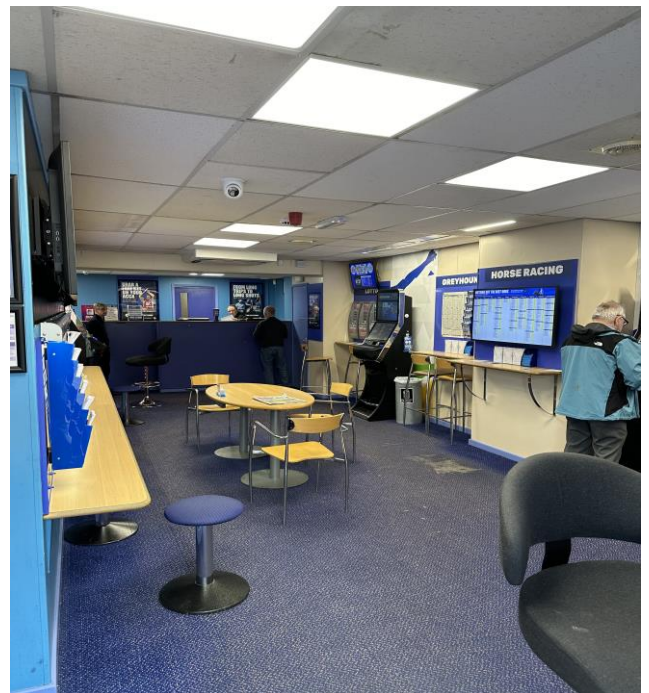
The property has an EPC rating of B.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





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