Coral, 14 Johnston Street
Blackburn, Lancashire BB2 1ES

Freehold Retail Investment

- Let to Coral Racing Limited on a 16 year lease (no breaks) expiring in 2027

- Minimum rental increases to the greater of 2.5% per annum compounded or open market rental value

- Six Week Completion Period Available

lot 49

Rent
£8,100
per annum exclusive rising to a minimum of £9,164 p.a.x in 2016

Location
Miles: 18 miles west of Leeds
30 miles east of Manchester
Roads: A58, M61 (Junction 6, 4 miles)
Rail: Bolton, Lostock
Air: Manchester International (16 miles)

Situation
The Lancashire town of Blackburn has a catchment population of 157,000 and has good communication links via the M65 motorway. The property is situated on the northern side of Johnston Street at the junction with Whittaker Street. The area has benefited from the recent Banktop Regeneration Project which comprises a development of 62 houses.

Description
The property comprises retail accommodation on the ground and ancillary on the first floor.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Six Week Completion Period Available

The Property

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	43.05 sq m	(463 sq ft)	**CORAL RACING LIMITED (1)**	16 years from 03/02/2011 until 02/02/2027 on a full repairing and insuring lease	£8,100	2016 and 2021 (2)
Ground	Ancillary	9.55 sq m	(103 sq ft)				
First	Ancillary		Not Measured				
Totals		**52.60 sq m**	**(566 sq ft)**			**£8,100**	

(1) Coral Racing Limited operate from 1,600 branches.
(2) The lease provides for the rent to be reviewed to the greater of open market rental value or increase by 2.5% p.a. compounded. Therefore the rent will increase to a minimum of £9,164 p.a.x in 2016.
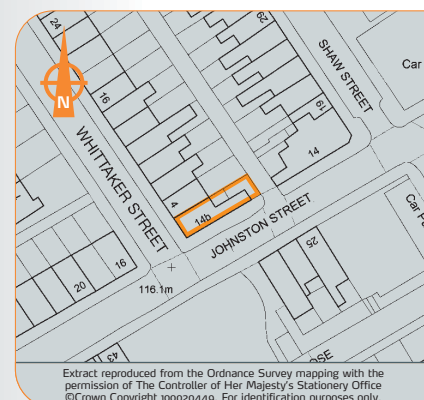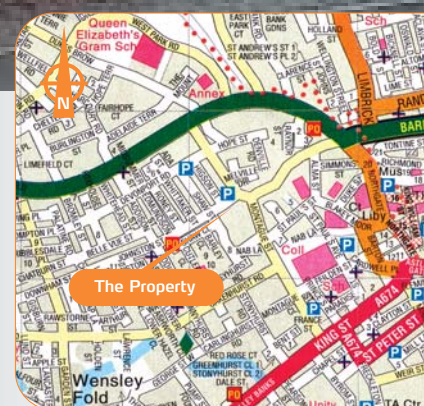
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page 73