

## Unit 1, 3-7 Union Street Bacup, Near Rochdale, Lancashire OL13 0AA

lot 21

### Freehold Retail Investment

- Let to Ladbrokes Betting and Gaming Limited until October 2021 (no breaks)
- Town centre location
- Located adjacent to Bacup market
- Nearby occupiers include The Co-Operative, One Stop and Lloyds Pharmacy
- Six Week Completion Period Available

Rent  
£22,500  
per annum  
exclusive



### Location

Miles: 8 miles south of Burnley  
9 miles north of Rochdale  
15 miles east of Blackburn

Roads: A646, A671, A681, M65 (Junction 10)

Rail: Burnley Manchester Road Rail Station, Burnley Rail Station

Air: Leeds Bradford International Airport, Manchester Airport

### Situation

Bacup is an attractive market town 9 miles north of Rochdale. The property occupies a prominent position on the crossroads of Union Street and Irwell Street in the town centre. Nearby occupiers include The Co-Operative, One Stop and Lloyds Pharmacy and it is adjacent to the RSPCA.

### Description

The property is an attractive modern single storey building comprising retail accommodation on the ground floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	121.50 sq m (1,308 sq ft)	<b>LADBROKES BETTING AND GAMING LIMITED (1)</b>	15 years from 09/10/2006 until 2021 on a full repairing and insuring lease (2)	£22,500	09/10/2016
<b>Totals</b>		<b>121.50 sq m (1,308 sq ft)</b>			<b>£22,500</b>	

(1) For the year ending 31/12/2011, Ladbrokes Betting and Gaming Limited reported a turnover of £694,138,000, pre-tax profits of £11,963,000 and a total net worth of £885,620,000. (Source: www.riskdisk.com 25/02/2013)

(2) By a deed of variation dated 22nd February 2013 entered into by the vendor and the tenant (Ladbrokes), the tenant's break option in 2016 has been removed.

### For further details please contact:

#### Peter Cunliffe

Tel: +44 (0)20 7034 4852.

Email: peter.cunliffe@acuitus.co.uk

#### Will Moore

Tel: +44 (0)20 7034 4858.

Email: will.moore@acuitus.co.uk

[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Solicitors:

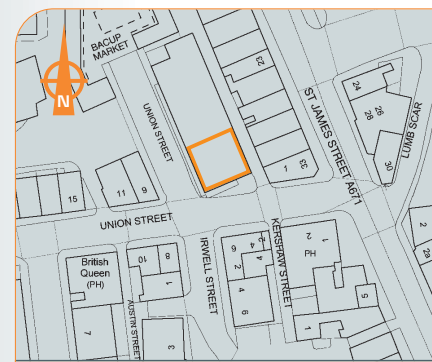
#### DWFM Beckman

33 Welbeck Street, London W1G 8LX.

Tel: +44 (0)207 872 7687.

Email: malcolm.brahams@dwfmbeckman.com

Ref: Malcolm Brahams.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.