

lot 25

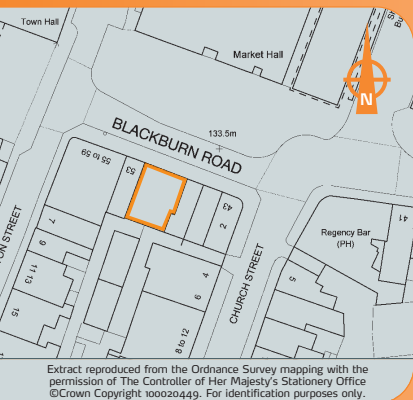
45-51 Blackburn Road  
Accrington, Lancashire BB5 1JJ

Rent  
£18,060  
per annum  
exclusive

Freehold Retail and Residential  
Investment

- Let to RAL Ltd (formerly Rank Amusements Limited) t/a Winners Adult Gaming on a new 10 year lease until 2024 (no breaks)
- Town Centre location opposite the Market Hall and the Town Hall

- Neighbouring occupiers include Thomson Travel, Age UK, HSBC, Barclays, William Hill and Argos
- VAT is not applicable to this lot



**Location**

Miles: 20 miles east of Preston  
20 miles north of Manchester  
Roads: A56, M66, M56  
Rail: Accrington Railway Station  
Air: Manchester Airport, Leeds Bradford International Airport

**Situation**

The property is prominently situated in the town centre on the south side of the busy Blackburn Road opposite the Market Hall and Town Hall. Neighbouring occupiers include Thomson Travel, Age UK, HSBC, Barclays, William Hill and Argos.

**Description**

The property comprises ground floor retail accommodation with ancillary accommodation in the basement and part first floor. The part first, second and third floors comprise residential accommodation.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**6 Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	50.20 sq m (540 sq ft)	<b>RAL LIMITED (formerly Rank Amusements Limited (1) t/a Winners Adult Gaming</b>	10 years from 24/06/2014 until 2024	£18,000	24/06/2019
Ground	Retail	98.81 sq m (1,064 sq ft)				
Part First	Ancillary	5.70 sq m (61 sq ft)				
Part First, Second & Third	Residential	Not Measured	<b>ONE INDIVIDUAL FOR ALL SIX FLATS</b>	6 x leases of 999 years from 07/07/2006	£60 (2)	
<b>Total Commercial Area</b>		<b>154.71 sq m (1,665 sq ft)</b>			<b>£18,060</b>	

- (1) For the year ending 08/06/2013, RAL Limited (formerly Rank Amusements Limited) reported a turnover of £47,482,000, a pre-tax profit of negative £374,000, shareholders' funds of £16,732,000 and a net worth of £14,986,000. RAL Limited is part of the Tatts Group which includes brands such as Quicksilver, Winners and Silvers and operate from approximately 180 units nationwide. For the year ending 30/06/2013, Tatts Group reported a turnover of \$2,948,800,000 and a net profit after tax of \$247,300,000. (Source: www.tattsgroup.com 09/06/2014)
- (2) As to the residential upper parts, the rent reserved under each residential lease is £10 per annum exclusive.

**For further details please contact:**

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