

## lot 11

Rent  
**£75,900**  
per annum  
exclusive

### Gala Bingo, Foregate Street Worcester, Worcestershire WR1 1DN

#### Freehold Leisure Investment

- Let to Gala Leisure Limited until 2039
- Prominent City Centre location close to Rail Station
- Annual RPI linked rental increases subject to a minimum of 0% and a maximum of 4%
- Neighbouring occupiers include Tesco, Odeon Cinema, JD Wetherspoon and Coral
- Approximate site area of 0.17 hectares (0.43 acres) with on site car parking for approximately 100 cars



On the  
instructions of





## lot 11

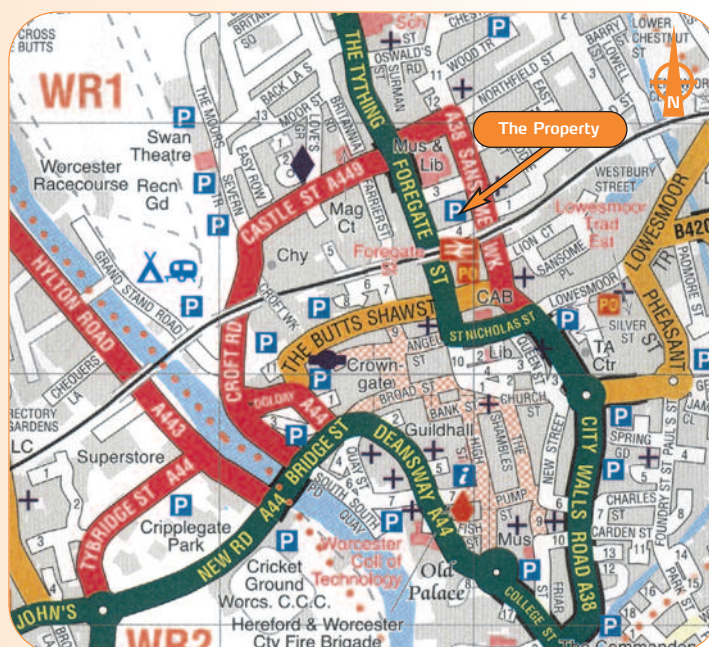
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Photograph taken 16th May 2014



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### Location

**Miles:** 28 miles north of Cheltenham  
29 miles south-west of Birmingham  
34 miles south-west of Royal Leamington Spa  
**Roads:** M5 (Junction 6 & 7), M6, M42  
**Rail:** Worcester Foregate Street Rail Station  
**Air:** Birmingham International Airport

### Situation

The property is prominently situated on the east side of Foregate Street in the heart of Worcester City Centre. Neighbouring occupiers include Tesco, Odeon Cinema, J D Wetherspoon and Coral, while Worcester Foregate Street Railway Station is some 60 metres away.

### Description

The property comprises a former cinema, currently used as a Bingo hall. The property benefits from a substantial approximate site area of 0.17 hectares (0.43 acres) and on-site car parking for approximately 100 cars to the rear, accessed from Taylors Lane.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground & First	Bingo Hall/ Ancillary	3,291 sq m (35,420 sq ft)	<b>GALA LEISURE LIMITED (1) (3)</b>	25 years from 19/12/2014 until 18/12/2039 on a full repairing and insuring lease	£75,900	19/12/2015 Annual rental increases linked to RPI (2)
<b>Totals</b>		<b>3,291 sq m (35,420 sq ft)</b>				

(1) For the year ending 27th September 2014, Gala Leisure Limited reported a turnover of £280,062,000, pre-tax profits of £78,983,000 and a total net worth of £258,505,000. (Source: www.experian.co.uk 08/09/2015)

(2) The rent reviews are linked to the Retail Price Index subject to a minimum of 0% and a maximum of 4% with the next review in December 2015.

(3) Part of the first floor has been sublet to a Judo club.

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



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