

Unit 11, Burnbank Centre Hamilton, South Lanarkshire ML3 0NA

lot 63

Prominent Betting Shop Investment

- Let to Ladbrokes Betting & Gaming Limited until August 2026 (subject to option)

- Prominent Betting Unit just off Burnbank Road (A724)
- Nearby occupiers include Co-operative Foodstore and Lloyds Pharmacy

Rent
£20,000
p.a.x.
(gross)
£14,700
p.a.x. (net)



On Behalf of a Major
Fund Manager

Location

Miles: 11 miles south-east of Glasgow
Roads: A724, A725, M74
Rail: Hamilton West Rail (23 mins to Glasgow Central)
Air: Glasgow International Airport

Situation

Hamilton is a historic town some 11 miles south-east of Glasgow. The property occupies a prominent pitch within the Burnbank district to the north-west of the town centre, just off Burnbank Road (A724). Nearby occupiers include Co-operative Foodstore and Lloyds Pharmacy.

Description

The property comprises a prominent detached property.

Tenure

Long Leasehold. Held from South Lanarkshire Council for a term of 125 years expiring 28/11/2098 at a current rent of £5,300 p.a. with the next review on 28/05/2025 and 10 yearly thereafter. No increase was implemented at the 2005 and 2015 review dates.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Unit	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Betting Office	179.21 sq m (1,929 sq ft)	LADBROKES BETTING & GAMING LIMITED	Approx 20 years 5 months from 07/04/2006 (2)	£20,000	28/08/2021 (27/08/2026)
Totals		179.21 sq m (1,929 sq ft)			£20,000	

- (1) For the year ending 31st December 2015, Ladbrokes Betting & Gaming Limited reported a turnover of £830,679,000, pre-tax profits of £49,866,000 and a total net worth of £1,191,903,000 (Source: Experian Group 09/11/2016).
- (2) For the purpose of clarification the current lease is for a term of 15 years until 6th April 2021. The lease has been extended to expire on 27th August 2026 with a tenant option to determine on 28th August 2021, subject to 6 months' notice.

For further details please contact:

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