

## Lot 66

£149,848 per annum  
exclusive

Mecca Bingo, 24 Manderston Street,  
**Leith, Edinburgh EH6 8LY**

Heritable Leisure Investment





# Tenancy and accommodation

Lot 66

£149,848 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Foyer & Basement	Bingo Hall/	763.26 sq m	(8,216 sq ft)	MECCA BINGO LTD (1)	Approximately 15 years from 10/07/2006 on a full repairing and insuring lease (2)	£149,848	28/09/2021 (3)
Ground Circle	Ancillary	1,512.65 sq m	(16,282 sq ft)				
Upper Circle		1,162.29 sq m	(12,511 sq ft)				
		474.70 sq m	(5,110 sq ft)				
Total		3,912.90 sq m	(42,119 sq ft)			£149,848	

- (1) For the year ending 30 June 2016, Mecca Bingo Limited reported a turnover of £209,543,000, pre-tax profits of £36,665,000 and a total net worth of £488,346,000 (Source: Experian Group: 03/03/2017). Mecca Bingo is part of the Rank Group. Formed in 1937, the Rank Group, which also runs Grosvenor Casinos, operates 87 Mecca bingo venues in the UK (Source: Rank Group).
- (2) The lease is subject to a Schedule of Condition.
- (3) The lease provides a tenant's option to extend the lease.

## Key Details

- Entirely let to Mecca Bingo Ltd until 2021
- Located on Manderston Street, off Leith Walk (A900)
- Substantial building of 3,912.90 sq m (42,119 sq ft)
- Nearby occupiers include national retailers such as Ladbroke's, Subway and Greggs on Leith Road

## Location

**Miles:** 1.3 miles north-east of Edinburgh city centre  
47 miles east of Glasgow  
35 miles north of Galashiels  
**Roads:** A199, A902, A1, M8 (Junction 1)  
**Rail:** Edinburgh Train Station (2 miles)  
**Air:** Edinburgh Airport (8.3 miles)

## Situation

The property is located in Leith, a district to the north of the city of Edinburgh. The building is located on Manderston Street, off Leith Walk (A900), a busy thoroughfare which connects the city centre to the waterfront and docks. The area is in a predominantly residential and industrial area with a number of motor trade businesses operating from the same terrace. Other nearby occupiers on Leith Walk include Ladbroke's, William Hill, Cashino Gaming, Scotmid Co-operative, Pizza Hut, Subway and Greggs.

## Description

The property comprises a substantial former theatre building. The property is currently used as a bingo hall providing a foyer area, gaming hall, storage and ancillary and office accommodation over basement, ground and two upper levels. The property benefits from a site area of approximately 0.295 hectares (0.73 acres).

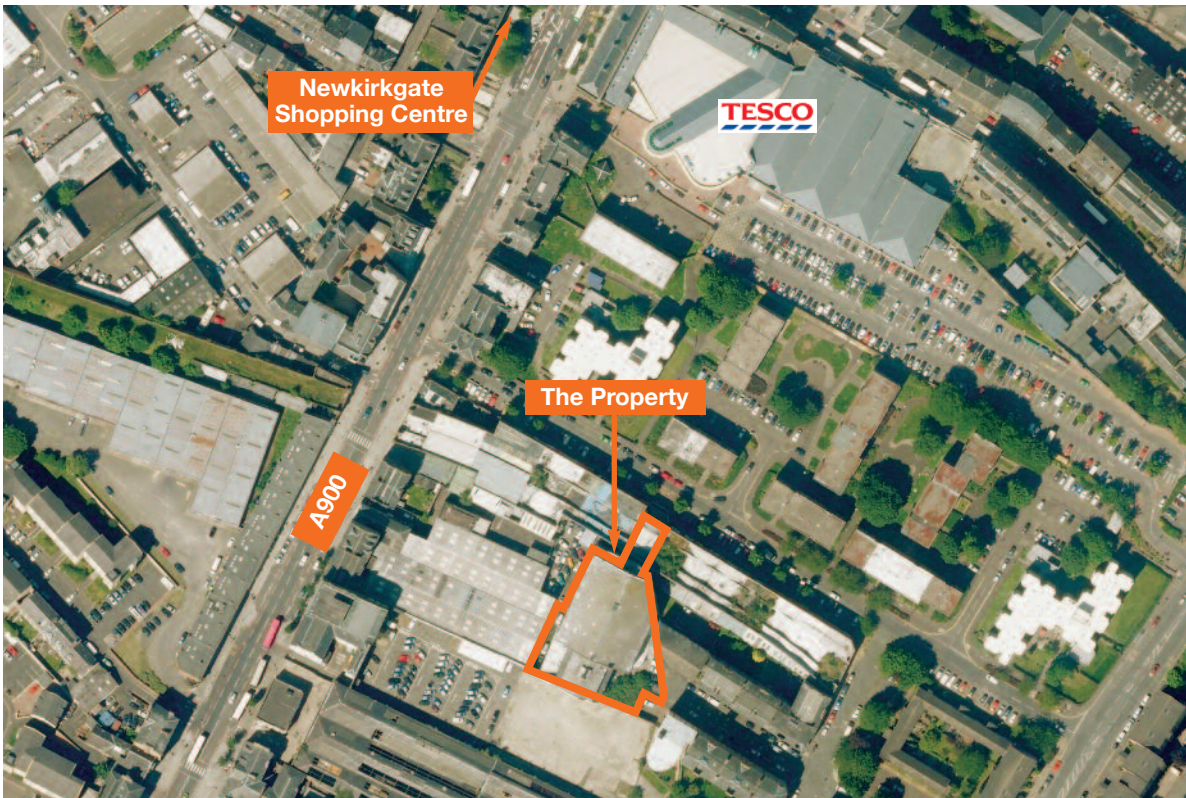
## Tenure

Heritable (Scottish Equivalent of English Freehold).

## VAT

VAT is not applicable to this lot.

## Six Week Completion



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