



SITUATION

Occupying a prominent location at the corner of Oldfield Street serving the surrounding residential population. Stoke-on-Trent lies on the junction of the A50 and the A500 some 40 miles south of Manchester and close to the M6 motorway (Junctions 15 and 16).

PROPERTY

A corner property comprising a **Ground Floor Betting Shop** with separate rear access to a **Self-Contained Flat** above which has recently been refurbished.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'11" Internal Width 15'3" Shop Depth 34'6" Built Depth 48'3" WC	Coral Racing Ltd (Having approx. 1,600 branches) (T/O for Y/E 28/09/13 £628.2m, Pre-Tax Profit £81.6m and Net Worth £93.5m)	6 years from 23rd October 2013 (in occupation for approx. 20 years)	£3,500	FRI
First and Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC (recently refurbished)	Individual	6 months from 6th November 2013	£3,600	AST
TOTAL				£7,100	

£7,100 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts