

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position in the main pedestrianised centre of the town, opposite **Barclays** and **Greggs** and close to branches of **HSBC**, **Nationwide**, **Superdrug**, **WH Smith**, **Britannia Building Society** plus a host of established local traders.

Stone is a Market Town located on the main A34 some 4 miles north of the M6 (Junction 14), 6 miles north of Stafford and 14 miles south of Stoke-on-Trent.

PROPERTY

A terraced building comprising a **Ground Floor Betting Shop** with separate front access to **Self-Contained Offices** at first floor level. There is a rear service road which gives pedestrian access to the rear of the property which has an additional small shop-front access and further benefits from a small section of land.

VAT is NOT payable in respect of this Lot

FREEHOLD

£30,250 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	21'7"
widening at rear to	31'0"
Shop Depth	56'3"
Built Depth	69'0"
Area Approx.	852 sq ft
2 WCs	

Upper Level

Area Approx.	230 sq ft
Kitchen & WC	

First Floor Offices

Not inspected (measurements taken from VOA)	
Area Approx.	450 sq ft
2 WCs	

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd t/a Betfred (having approx. 1,370 branches)** (T/O for Y/E 28/09/14 £417m, **Pre-Tax Profit £13.97m and Shareholders' Funds £125.2m**) for a term of 15 years from 24th June 2002 at a current rent of **£30,250 (fixed in 2007) per annum** exclusive.

Note: We understand that the lessee sublets the first floor offices at £3,000 p.a. to a charity.



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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