



**SITUATION**

Located close to the junction with Harvey Road (A5111), adjacent to **Bargain Booze** and **Papa Johns** as well as other multiples including **Lloyds**, **Co-op Travel**, **Heron Foods**, **Boots**, **Cancer Research**, **Subway**, **NatWest** and **Greggs** and being just over 2 miles south of Derby town centre. Derby is located approx. 13 miles west of Nottingham and benefits from excellent road links via the M1 (Junction 25) and the A52.

**PROPERTY**

A semi-detached building comprising a **Ground Floor Betting Shop (currently being refitted)** with separate rear access via a front passageway to a **Self-Contained Flat** on the first floor. In addition, there is front lay-bay parking.

**ACCOMMODATION**

**Ground Floor Betting Shop**

Gross Frontage	18'5"
Internal Width	15'4"
Shop Depth	50'3"
Built Depth	61'10"
Sales Area	Approx 770 sq ft
Ladies & Gents WCs	

**First Floor Flat**

1 Bedroom, 1 Room (no windows), Living Room, Kitchen, Bathroom/WC (GIA Approx. 530 sq ft)

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£15,300 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having 1,380 branches) (T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m)** for a term of 20 years from 6th October 1995 at a current rent of **£15,300 per annum exclusive (see Note 1)**.

**Note 1: The tenant is currently holding over and a Section 25 Notice has been served on the Tenant offering a new FRI lease for a term of 10 years from 14th December 2017 at a rental of £22,500 p.a. subject to an upward only rent review at the end of the 5th year.**

**Note 2: The tenant also trades from the adjoining shop.**



**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