



**SITUATION**

Located on the main A40 London Road at the corner of Keynsham Street within a local parade of shops including a **Premier Express** and serving the surrounding sought after residential area only ¼ mile from the town centre. Cheltenham is an attractive Spa Town approximately 8 miles east of Gloucester and 42 miles north of Bristol, only 4 miles east of the M5 (J11) which links with the M4 to the South and the M42 to the North.

**PROPERTY**

A corner property comprising a **Ground Floor Betting Shop and Basement** with a **First Floor** above which currently has no access.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	12'6"
Return Window Frontage	10'4"
Internal Width	11'7"
Shop & Built Depth	38'10"
WC	

**Basement** – Not inspected  
**First Floor** – Not inspected

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Coral Racing Limited (see Tenant Profile)** a term of 10 years from 29th September 2009 at a current rent of **£7,500 per annum** exclusive.

**TENANT PROFILE**

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores (www.coral.co.uk). For Y/E 31/12/16, Coral Racing Limited reported a T/O of £867.4m, Pre-Tax Profit of £91.2m and Shareholders' Funds of £215.8m.

**Note 1: There may be potential to reinstate an access to the first floor and convert it to residential, subject to planning and possession.**

**Note 2: The lessee also occupies the adjoining property (No. 84) which is not included in the sale.**

**£7,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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

**VENDOR'S SOLICITORS**  
Midwinters Solicitors - Tel: 01242 514674  
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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 £750 (including VAT) upon exchange of contracts