



SITUATION

Located close to the junction with Sandy Lane in this fully occupied retail parade nearby a **Co-operative Food Supermarket** and **Post Office** and amongst a variety of independent traders all serving the surrounding residential area, lying approximately 1½ miles north of Farnborough Town Centre.

Farnborough is a popular commuter town located approximately 8 miles north-west of Guildford and 13 miles east of Basingstoke.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Rear Yard** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property also includes a **Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 312 (Ground Floor Shop & Rear Yard)	Gross Frontage 17'9" Shop Depth 26'7" Built Depth 42'0" WC	Coral Racing Limited (See Tenant Profile)	10 years from 24th January 2013	£5,500	FRI
No. 312a (First & Second Floor Flat & Garage)	Not inspected	Individual	125 years from 19th July 1991	£50 (rising to £75 in 2041, £100 in 2066 and £125 in 2091)	FRI
				Total: £5,550	

¹Not inspected by Barnett Ross.

TENANT PROFILE

The Coral brand of betting shops forms part of Entain plc, a FTSE 100 company that is one of the world's largest sports betting and gaming groups operating in the online and retail sector. Entain is licensed and operates in more than 20 countries, across five continents around the globe (see: <https://entaingroup.com/>).

£5,550 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Elliott Greene**

Vendor's Solicitors

Penman Sedgwick LLP

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**