



## SITUATION

Located on this prominent corner position at the junction with Station Street amongst a host of independent local traders. Porth is situated in the South Wales Valleys some 3 miles north-west of Prontypridd and 15 miles north-west of Cardiff with good road links via the A4058 and 11 miles north-west of the M4 (Junction 32).

## PROPERTY

A substantial corner building comprising a **Ground Floor Betting Shop** with frontages on both Hannah Street and Station Street. In addition, the property includes a **Basement** and **3 Upper Floors**.

**VAT is applicable to this Lot**

## FREEHOLD

## ACCOMMODATION<sup>1</sup>

<b>Ground Floor Betting Shop</b>		
Area	Approx.	1,250 sq ft
<b>Basement</b>		
Area	Approx.	932 sq ft
<b>First Floor</b>		
Area	Approx.	905 sq ft
<b>Second Floor</b>		
Area	Approx.	373 sq ft
<b>Third Floor</b>		
Area	Approx.	300 sq ft
<b>Total Area</b>	<b>Approx.</b>	<b>3,760 sq ft</b>

<sup>1</sup>Not inspected by Barnett Ross. Areas from VOA.

## TENANCY

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting & Gaming Limited (T/O for Y/E 31/12/19 £983.4m, Pre-Tax Profit £462.2m and Shareholders' Funds £1.19bn)** for a term of 5 years from 25th December 2020 (**with no breaks**) (**renewal of a previous lease – in occupation for over 19 years**) at a current rent of **£12,750 per annum** exclusive.

**Note 1: There is potential to convert the upper floors into Residential Use, subject to obtaining possession and the necessary consents.**

**Note 2: There is a 6 Week Completion.**

**£12,750** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

Burnetts  
Tel: 01228 552 222 Ref: Rebecca Davidson  
Email: rd@burnetts.co.uk

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'**