



## SITUATION

Occupying a prominent main road trading position in this established local parade, close to a **Halfords** and **Spar** and serving the surrounding residential area.

Nuthall Road (A610) is part of a main arterial road into the centre of Nottingham from the north, being approximately 3 miles from the City Centre and 2 miles from the M1 (Junction 26).

## PROPERTY

A semi-detached property comprising a **Ground Floor Betting Shop** with separate rear access via a side alleyway to a **Self-Contained Flat** at first floor level.

In addition, the property includes a **Rear Garden**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	21'6"
Internal Width	21'2"
Shop Depth	21'8"
Built Depth	34'10"

WC

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd as a Bookmakers** (see [Tenant Profile](#)) for a term of 16 years from 3rd February 2011 (**with no breaks**) at a current rent of **£14,080 per annum** exclusive.

## 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 over 20 countries, across 5 continents around the globe (see: <https://entaingroup.com/>).

**Note: We understand that the flat has been sub-let on an AST.**

**£14,080** per annum

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

## Vendor's Solicitors

Best Solicitors

Tel: 0114 281 3636 Ref: Liz Harris

Email: [elizabethharris@bestsolicitors.co.uk](mailto:elizabethharris@bestsolicitors.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'**