



6 WEEK COMPLETION

View from Opposite the Property

SITUATION

Located in a prominent trading position adjacent to **HSBC** and amongst such other multiple occupiers as **NatWest, Lloyds TSB, Nationwide, Subway, Yorkshire Bank, Swinton** and many others.

Alfrediton is a busy Derbyshire town which enjoys good road access being within 2 miles of the M1 (Junction 28).

VAT is NOT payable in respect of this Lot

PROPERTY

The property comprises a **Ground Floor Betting Shop** with separate rear access to **Ancillary Accommodation** at basement, first and second floor levels.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 22'2" Internal Width 20'2" Shop Depth 49'5" Built Depth 65'8" Sales Area Approx 890 sq ft 4 WC's	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 750 branches) (T/O for Y/E 28/03/10 £3.5bn, Pre-Tax Profit £358,000 and Net Worth £36m)	15 years from 11th November 2005	£27,500	FRI Rent Review 2015
First Floor, Second Floor and Basement	Ancillary Accommodation - Not Inspected	Individual	999 years from 20th December 2006	£100	FRI Rent doubles every 100 years
TOTAL				£27,600	

£27,600 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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 £275 (including VAT) upon exchange of contracts