

**6 WEEK COMPLETION**



**SITUATION**

Occupying a busy trading position in the main pedestrianised centre of the town, opposite **Barclays** and **Greggs** and close to branches of **HSBC**, **Nationwide**, **Superdrug**, **WH Smith**, **Britannia Building Society** plus a host of established local traders.

Stone is a Market Town located on the main A34 some 4 miles north of the M6 (Junction 14), 6 miles north of Stafford and 14 miles south of Stoke-on-Trent.

**PROPERTY**

A terraced building comprising a **Ground Floor Betting Shop** with separate front access to **Self-Contained Offices** at first floor level. There is a rear service road which gives pedestrian access to the rear of the property which has an additional small shop-front access and further benefits from a small section of land.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£30,250 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	29'0"
Internal Width	21'7"
widening at rear to	31'0"
Shop Depth	56'3"
Built Depth	69'0"
Area Approx.	852 sq ft
2 WCs	

**Upper Level**

Area Approx.	230 sq ft
Kitchen & WC	

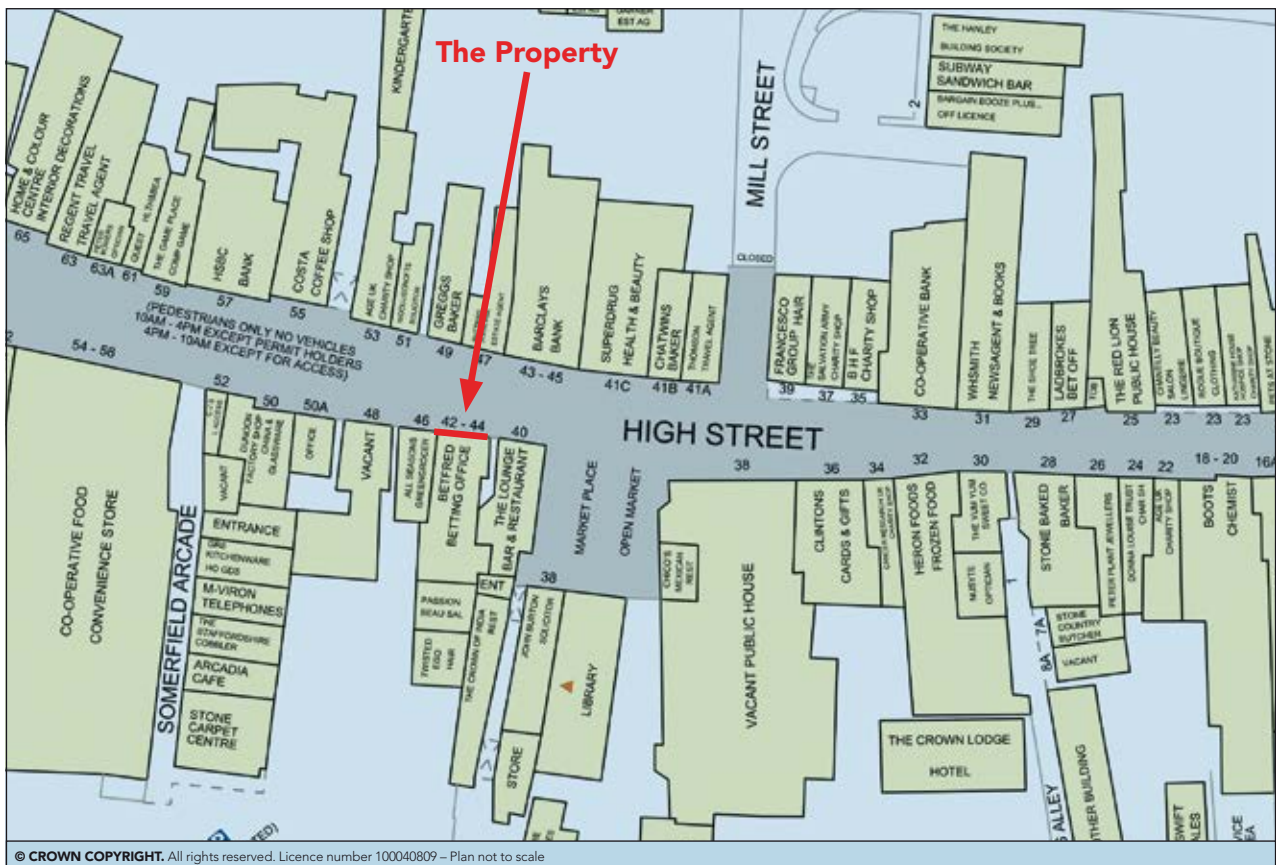
**First Floor Offices**

Not inspected (measurements taken from VOA)	
Area Approx.	450 sq ft
2 WCs	

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd t/a Betfred (having approx. 1,370 branches)** (T/O for Y/E 28/09/14 £417m, **Pre-Tax Profit £13.97m and Shareholders' Funds £125.2m**) for a term of 15 years from 24th June 2002 at a current rent of **£30,250 (fixed in 2007) per annum** exclusive.

**Note: We understand that the lessee sublets the first floor offices at £3,000 p.a. to a charity.**



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**VENDOR'S SOLICITORS**  
Shakespeare Martineau – Tel: 01789 416 400  
Ref: Ms Nicky Beach – Email: nicola.beach@shma.co.uk

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 £500 (including VAT) upon exchange of contracts