



**SITUATION**

Located on the main A40 London Road at the corner of Keynsham Street within a local parade of shops including a **Premier Express** and serving the surrounding sought after residential area only ¼ mile from the town centre.

Cheltenham is an attractive Spa Town approximately 8 miles east of Gloucester and 42 miles north of Bristol, only 4 miles east of the M5 (J11) which links with the M4 to the South and the M42 to the North.

**PROPERTY**

A two storey terraced property comprising a **Ground Floor Betting Shop** with a **First Floor** above having no access.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 16'9"  
Internal Width 14'11"  
Shop Depth 11'7"  
Built Depth 18'4"  
2 WC's

**First Floor**

Not Inspected

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Arthur Prince (Turf Accountants) Limited (Guaranteed by Coral Racing Ltd – T/O for Y/E 26/9/15 £667.8m, Pre-Tax Profits £81.1m and Shareholders' Funds £409.98m – having approx. 1,600 branches)** for a term of 15 years from 24th August 2011 at a current rent of **£5,657 per annum** exclusive.

**Rent Review 2021 to the greater of OMV or 2.5% p.a. compounded. Therefore the minimum rent in 2021 will be £6,400.38 p.a.**

**Note: The lessees also occupy the adjacent property (No 82) which is not included in the sale.**

**£5,657 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

**VENDOR'S SOLICITORS**  
Tinsdills - Tel: 01270 761 111  
Ref: Ms Rebecca Medcalf - Email: rebecca.medcalf@tinsdills.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