



6 WEEK COMPLETION

SITUATION

Occupying a busy trading position in the main pedestrianised centre of the town, opposite **Barclays** and close to branches of **Superdrug, WH Smith, Age UK, Costa Coffee, Co-Op Food** and others 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 applicable to 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

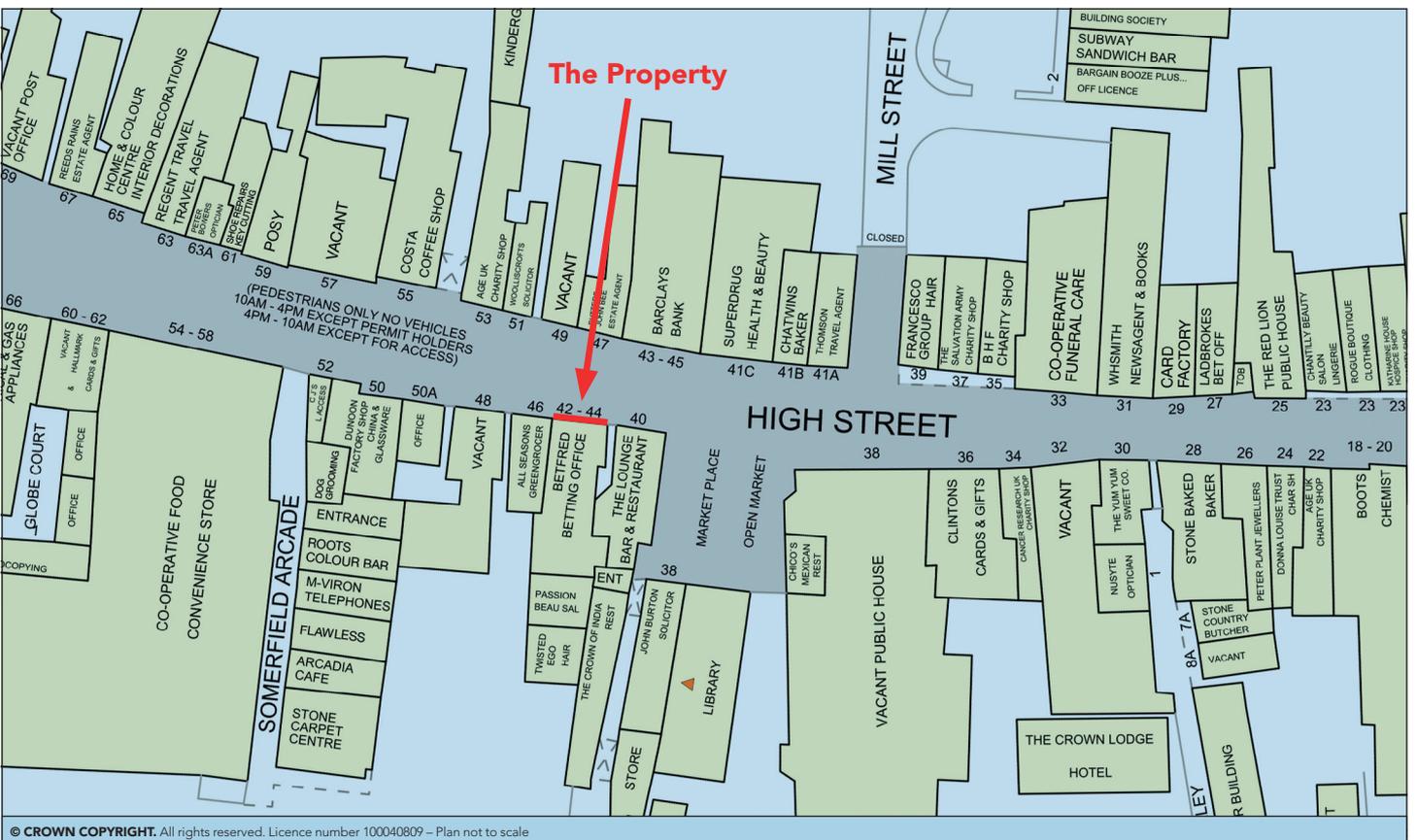
| | |
|---|-----------|
| Not inspected (measurements taken from VOA) | |
| Area Approx. | 450 sq ft |
| 2 WCs | |

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd t/a Betfred (having approx. 1,380 branches) (T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m)** for a term of 15 years from 24th June 2002 at a current rent of **£30,250 per annum** exclusive.

Reversion 2017 (No Notices Served).

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 416 403
Ref: Ms Janet James – Email: janet.james@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