

6 WEEK COMPLETION



SITUATION

Located in the town centre close to the junction with Gordon Street, adjacent to **Boots Pharmacy** and amongst such other multiple retailers as **Greggs, Coral, Lloyds Bank, Post Office, Specsavers, Vision Express** and being just a short walk of Pembroke Dock Rail Station. Pembroke Dock lies approximately 7 miles south of Haverfordwest with easy access to the A477.

PROPERTY

A mid terrace building comprising a **Ground Floor Double Betting Shop with Basement**. In addition, there is a **First Floor** which is presently accessed internally from the rear of the ground floor shop.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	Ground Floor Double Shop Area Approx. 3,311 sq ft ¹ Basement Area Approx. 529 sq ft ¹ Total Area Approx. 3,840 sq ft¹	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)	10 years from 16th November 2011	£17,500	FRI The Tenant did not operate its 2016 Break Clause.
First Floor	Area Approx. 3,736 sq ft ¹	VACANT			
Roof	Satellite Equipment	Done Brothers (Cash Betting) Ltd	Licence from 16th November 2011	£500	
TOTAL				£18,000	

¹Not inspected by Barnett Ross. Areas provided by Vendor.

£18,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS
 Axiom Stone - Tel: 020 8422 1181
 Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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