

View across Babbacombe Bay



SITUATION

Located at the junction with Reddenhill Road amongst a variety of local traders being adjacent to **Tesco** and two doors from **Co-Op**, all serving the surrounding residential area, just 100 yards from the spectacular views across Babbacombe Bay and approx. 1 ¼ miles north of Torquay town centre.

Torquay is a popular coastal resort, dubbed the 'English Riviera', situated on the south coast of Devon approximately 18 miles south of Exeter and 28 miles east of Plymouth.

PROPERTY

A corner building comprising a **Ground Floor Betting Shop** with **large Basement** plus separate rear access to a **Self-Contained Flat** on the first floor, as well as a rear access for unloading.

In addition, the property includes an **Advertising Hoarding** on the flank wall.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement Betting Shop	Ground Floor Shop Gross Frontage 26'2" Internal Width 22'7" Shop Depth 56'0" Built Depth 69'10" Sales Approx. 1215 sq.ft 3 WC's Basement Storage Approx. 1,170 sq.ft.	William Hill (Western) Ltd (a subsidiary of William Hill Organization Ltd who for Y/E 27/12/16 reported a T/O of £879m, Pre-Tax Profit £223.5m and Shareholders' Funds £134.3m)	20 years from 6th August 2001	£14,600	FRI Note 1: The Tenant did not exercise their 2016 Break Clause.
First Floor Flat	Not inspected	Individual	125 years from 29th September 2017	£100	FRI Rent rises by £100 every 25 years.
Advertising Hoarding		Grangeford Estates Ltd	3 years from 1st July 2017	£1,800	Note 2: The Hoarding has been sublet to Primesight Ltd who have been advertising from this site for 15 years.
TOTAL				£16,500	

£16,500 per annum

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP – Tel: 020 7831 8939
Ref: G. Stevenson – Email: guys@hamd.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