

6 WEEK COMPLETION



SITUATION

Located in the town's principal pedestrianised shopping thoroughfare, amongst a host of multiple occupiers such as **Post Office, Card Factory, Halifax, Lloyds Bank, Superdrug, Greggs, Specsavers** and **TUI Travel Agents** and in close proximity to Mexborough Mainline Station.

Mexborough is a market town located 5 miles north of Rotherham and 5 miles west of Doncaster, benefitting from good road links being only 4 miles east of the A1(M) via the A6023.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** with internal and separate side and rear access to **Ancillary Accommodation** (previously a flat & photography studio) at first floor level.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'11"
Return Frontage	45'9"
Internal Width	30'1"
Shop Depth	33'2"
Built Depth	43'5"
Sales Area	Approx. 998 sq ft plus WCs
Basement Area	Approx. 392 sq ft

First Floor Ancillary

3 Rooms, Kitchen, 3 WCs	Approx. 628 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Ltd (see Tenant Profile)** for a term of 16 years from 3rd February 2011 at a current rent of **£20,139 per annum** exclusive.

Rent Review 2021 to greater of Open Market Rental Value or 2.5% p.a. compounded. Therefore, the minimum rent in 2021 will be £22,785.43.

TENANT PROFILE

Ladbrokes and Coral merged in 2016 to create Ladbrokes Coral Group plc, the largest bookmakers in the UK with some 3,500 stores (www.coral.co.uk). For Y/E 31/12/16, Coral Racing Limited reported a T/O of £867.4m, Pre-Tax Profit of £91.2m and Shareholders' Funds of £215.8m.

**£20,139 p.a. with
Minimum Rental Uplifts**

The Surveyors dealing with this property are **JOSHUA PLATT** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

Sethi and Co – Tel: 01932 772 121
Ref: D. Sethi – Email: property@sethilaw.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 £750 (including VAT) upon exchange of contracts