



## SITUATION

Located in the centre of this market town amongst other multiple retailers as **Greggs, Cooplands, William Hill, One Stop** and **Betfred** as well as a host of local traders.

Crook lies approx. 20 miles north-west of Darlington and 13 miles south-west of Durham with the A1(M) being some 13 miles to the east.

## PROPERTY

A mid terrace building comprising a **Ground Floor Betting Shop** with separate access to **2 Self-Contained Flats** on part ground, first and second floors.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Betting Shop	Area Approx. 1,677 sq ft incl. customer & staff WCs <sup>1</sup>	<b>Ladbrokes Betting &amp; Gaming Limited</b> (T/O for Y/E 31.12.19 £983m, Pre-Tax Profit £462m and Shareholders' Funds £1.19bn)	15 years from 25th March 2014	£13,000	Effectively FRI <b>Rent Review and Tenant's Break 2024</b>
Apartment 1 (Part Ground & First Floors)	Not inspected	<b>Individual(s)</b>	125 years from 1st January 2007	£50 <b>(rising by £50 p.a. every 25 years)</b>	Effectively FRI
Apartment 2 (Part First & Second Floors)	Not inspected	<b>Individual(s)</b>	125 years from 1st January 2007	£50 <b>(rising by £50 p.a. every 25 years)</b>	Effectively FRI
				<b>Total: £13,100</b>	

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

## FREEHOLD

**Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

**Note 2: There is a 6 week completion.**

**£13,100** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Elliott Greene**

## Vendor's Solicitors

Gardner Leader

Tel: 01635 508 080 Ref: Greg Humphreys

Email: g.humphreys@gardner-leader.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of shop

