



## SITUATION

Located close to the junction with Southchurch Drive, in this local commercial parade close to **Londis**, serving the surrounding residential area. Varney Road is approx. 1 mile from the Nottingham Trent University Clifton Campus.

Nottingham is a popular city that lies approx. 13 miles east of Derby and 24 miles north of Leicester.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on first and second floor levels. There is a rear service road allowing vehicular access for unloading and parking for at least 4 cars.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	23'10"
Internal Width	23'6"
Shop Depth	60'0"
Built Depth	77'2"
Sales Area	Approx 1,375 sq ft
3 WC's	

### First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC  
(GIA Approx. 580 sq.ft)

### Second Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC  
(GIA Approx. 595 sq.ft)

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 99 years from 25th March 1953 at a fixed ground rent of £72.50 p.a. (thus having approx. 29½ years unexpired – see Note).**

**Note: It is possible that the lessee can enfranchise under the Leasehold Reform Act 1967. At the request of the Purchaser, the Vendor will serve the appropriate Notice between exchange and completion – refer to the Special Conditions of Sale in the Legal Pack.**

## TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Limited (see Tenant Profile)** for a term of 10 years from 24th July 2014 at a current rent of **£13,000 per annum** exclusive.

**Rent Review March 2019 (Landlord has served Notice requesting £19,600 p.a.)**

## TENANT PROFILE

The Coral brand of betting shops forms part of Entain plc, a FTSE 100 company that is one of the world's largest sports betting and gaming groups operating in the online and retail sector. Entain is licensed and operates in over 20 countries, across 5 continents around the globe (see: <https://entaingroup.com/>).

**£13,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

## Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 1912 Ref: Barry Shaw  
Email: [barry@solts.co.uk](mailto:barry@solts.co.uk)

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

