



SITUATION

Located in the town's principle pedestrianised shopping thoroughfare amongst a host of multiple occupiers such as **Halifax, B&M, Post Office, Card Factory, Superdrug, Greggs, Specsavers, Domino's** and **Poundland** and in close proximity to Mexborough Mainline Station. Mexborough is a market town located 5 miles north of Rotherham and 7 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.

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, 4 WCs	Approx. 628 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

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 **£22,785 per annum** exclusive.

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 sport 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 (Visit: www.entaingroup.com).

£22,785 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Meadows Ryan
Tel: 01932 852 057 Ref: Stephen Carew
Email: stephencarew@meadowsryan.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**