Lot 13

10 Front Street, Hetton-le-Hole, Houghton-le-Spring, Tyne & Wear DH5 9PF

***Guide: £125,000**
Gross Yield 14.2%
In same ownership for over 25 years
6 week completion



SITUATION

At the junction with Richard Street in the heart of the town centre, amongst multiple retailers such as **Tesco Express**, **Heron Foods**, **Coral**, **Greggs** and a variety of independent traders.
Hetton-le-Hole is located approximately 7 miles north-east of Durham and approximately 8 miles south-west of Sunderland, enjoying easy access to the A1M (Junction 62) via the A690.

PROPERTY

A semi-detached building comprising a **Ground Floor Double Shop** together with a **First Floor** (which currently has no access). The property includes a **Rear Yard**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage		40'0"
Built Depth		40'6"
Area	Approx.	1,340 sq ft
WCs		

First Floor
Not inspected

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having over 1,300 branches) (T/O for Y/E 29/03/2026 £526m, Pre-Tax Profit £9m and Shareholders' Funds £47.9m)** for a term of 5 years from 6th October 2023 (see Note) at a current rent of **£17,750 per annum** exclusive.

Note: The premises have traded as a Bookmakers for over 20 years.

£17,750 per annum

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

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.co.uk

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'**


BETFR