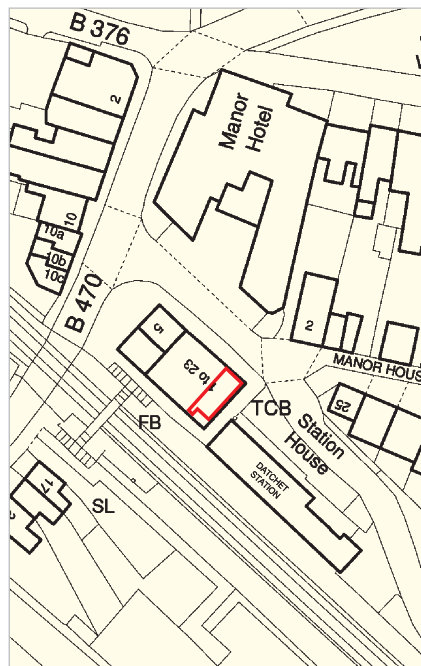


**Datchet**  
**23 Manor House Lane**  
**Berkshire**  
**SL3 9EB**

- **Modern Leasehold Betting Office Investment**
- Let to Coral Estates Limited
- Lease expires 2023 (1)
- Attractive and prosperous Thameside village
- Rent Review 2018
- Current Gross Rent Reserved  
**£9,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Leasehold. Held for a term of 125 years from 17th January 2003 at a fixed rent of £100 per annum (thus having approximately 115 years unexpired).

**Location**

Datchet is an attractive and prosperous Thameside village located on the opposite bank of the River Thames, from Windsor. Junctions 5 and 6 of the M4 Motorway are within easy reach and give access to the M25. Datchet Railway Station provides frequent services to London Waterloo (approximately 54 minutes). The property is situated on the south side of Manor House Lane adjacent to the railway station in a modern development of four shop units. The High Street is located less than 100 yards away. Occupiers close by include The Manor Hotel (opposite) which includes The Brasserie & Bar and a variety of local traders.

**Description**

The property is arranged on ground floor only to provide a betting office which forms part of a larger building, the remainder of which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	5.70 m	(18' 8")
<b>Net Frontage</b>	4.30 m	14' 2"
<b>Return Net Frontage</b>	5.0 m	(16' 5")
<b>Shop Depth</b>	10.80 m	(35' 5")
<b>Built Depth</b>	12.70 m	(41' 8")

**Tenancy**

The property is at present let to CORAL ESTATES LIMITED for a term of 10 years from 31st October 2013 at a current rent of £9,500 per annum. The lease provides for a rent review and tenant's option to break (1) in the fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**

No. of Branches: 1,600.  
 Website Address: [www.coral.co.uk](http://www.coral.co.uk)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda