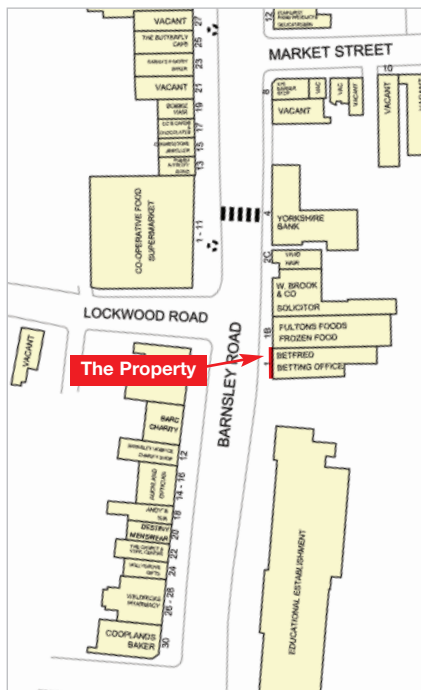


Goldthorpe
3 Barnsley Road
Barnsley
South Yorkshire
S63 9NG

- **Virtual Freehold Betting Shop Investment**
- Let to Tote Bookmakers Limited (t/a Betfred)
- Lease expires 2021 (no breaks)
- No VAT applicable
- Rent Review 2016
- Current Gross Rent Reserved
£18,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Held for a term of 999 years from 1st January 2006 (thus having some 991 years unexpired) at a peppercorn ground rent.

Location

Goldthorpe is a village within the Metropolitan Borough of Barnsley on the A635, approximately 7 miles east of Barnsley and 8 miles west of Doncaster.

The property is situated on the south side of Barnsley Road opposite the junction with Lockwood Road.

Occupiers close by include Fulton Foods (adjacent), Yorkshire Bank, Co-operative Food and Cooplands amongst others.

Description

The property is arranged on ground floor only to provide a betting shop with staff accommodation to the rear. The property forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	6.7 m	(21' 11")
Net Frontage	6.0 m	(19' 8")
Shop Depth	15.5 m	(50' 10")
Built Depth	23.6 m	(77' 5")

Tenancy

The property is at present let to TOTE BOOKMAKERS LIMITED (t/a Betfred) for a term of 15 years from 28th July 2006 at a current rent of £18,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The Tote was acquired by the Betfred Group in 2011.

No. of Branches: 1,375.

Website Address: www.betfredcorporate.com

For the year ended 31st March 2013, Tote Bookmakers Limited reported a turnover of £124,061,000, a pre-tax profit of £6,419,000, shareholders' funds of £136,532,000 and a net worth of £33,642,000. (Source: riskdisk.com 20.08.2014.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

EPC Rating 69 Band C (Copy available on website).