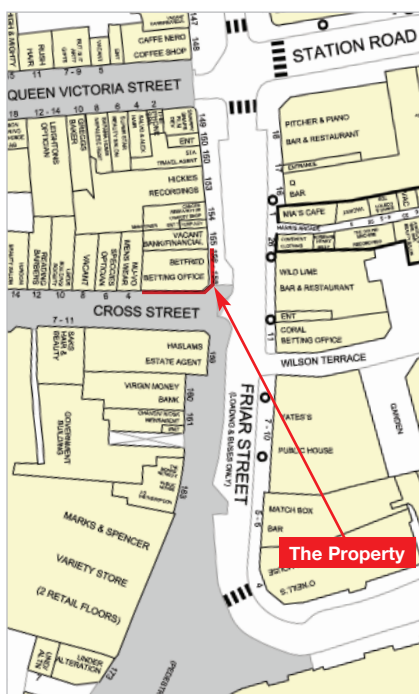


## Reading 156-158 Friar Street and 2 Cross Street Berkshire RG1 1HJ

- **Attractive Freehold Betting Shop Investment**
- **Affluent South East town centre location**
- **Let to Done Brothers (Cash Betting) Ltd (t/a Betfred)**
- **VAT not applicable**
- **Rent Review October 2017**
- **Reversion 2022**
- **Total Current Rents Reserved**  
**£70,000 pa**  
**plus vacant basement**



**Tenure**  
Freehold.

### Location

Reading, with a population of some 318,000, is located approximately 40 miles west of Central London, and is the major commercial and administrative centre for the prosperous Thames Valley. Commercial links are excellent, with junctions 10, 11 and 12 of the M4 Motorway all nearby and regular rail services to London Paddington. The town centre's retailing is focused around the historic prime pitch of the pedestrianised Broad Street and The Oracle Shopping Centre. Reading also benefits from some 17,000 students who attend the University of Reading. The property is situated in a prominent corner position on the south side of Friar Street, at its junction with Cross Street in the heart of Reading town centre. Cross Street acts as a busy thoroughfare linking Friar Street with the prime retail pitch of Broad Street immediately to the south. Occupiers close by include Marks & Spencer, Caffè Nero, Burger King and Virgin Money.

### Description

The property is arranged on basement, ground and three upper floors to provide a ground floor betting shop with ancillary accommodation to the rear and part basement. The remaining upper floors provide six flats and have been sold off on a long lease. The upper parts are accessed from a separate entrance fronting Friar Street.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 83 Band D (Copy available on website).

Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Done Brothers (Cash Betting) Ltd (t/a Betfred)	Ground Floor (2) 93.46 sq m (1,006 sq ft)	10 years from 15.10.2012 Rent review every 5th year FR & I	£70,000 p.a.	Rent Review October 2017
Part Basement	Vacant	Basement 50.04 sq m (544 sq ft)			
Part Basement, First, Second and Third	Individuals	Part Basement 10.50 sq m (113 sq ft) Second and Third Floors (no access) – 6 Flats	999 years from 15.10.2012	Peppercorn	Reversion 3011

- (1) For the year ended 27th September 2015, Done Brothers (Cash Betting) Ltd reported a turnover of £5,785,639,000, a pre-tax profit of £7,489,000 and shareholders' funds of £132,413,000. The company trades under the Betfred name. Fred Done and his brother Peter started the chain with a single betting shop in Salford in 1967 and have since built it into the world's largest independent bookmaker and fourth largest bookmaker in the UK, employing over 10,000 staff. (Source: [www.betfredcorporate.com](http://www.betfredcorporate.com).) In October 2016, Betfred acquired 322 shops from Ladbrokes and Gala Coral as part of their merger, taking the estate to just under 1,700 premises.
- (2) Floor areas provided by the Vendor.

**Total £70,000 p.a.**

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

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