

Guisborough

2-4 Northgate Cleveland TS14 6JU

LADBROKES CORAL
GROUP

- **Freehold Betting Office Investment**
- Let to Done Brothers (Cash Betting) Limited (t/a Betfred)
- New 10 year lease (1)
- Town centre location
- Rent Review 2021
- No VAT applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Guisborough is an attractive market town on the northern edge of the North York Moors National Park, some 9 miles south-east of Middlesbrough and 22 miles north-west of Whitby on the A171.

The property is accessed via a side road just off Market Place, within the town centre. Occupiers close by include One Stop, Barclays Bank, Coral and Subway, amongst other local traders.

Current Rent Reserved
£6,500 pa

Description

The property is arranged on ground floor only to provide a betting office.

The property provides the following accommodation and dimensions:

Ground Floor 64.5 sq m (694 sq ft)
WCs

Tenancy

The property is at present let to DONE BROTHERS (CASH BETTING) LIMITED for a term of 10 years from 6th December 2016 at a current rent of £6,500 per annum. The lease provides for a rent review on 6th December 2021 and contains effectively full repairing and insuring covenants.

The lease contains a tenant's break option on 6th December 2021 (1).

Seller's Solicitor

A Farnell Esq, Harold Benjamin Solicitors.
Tel: 0208 422 5678.
E-mail: andrew.farnell@haroldbenjamin.com



Tenant Information

No. of Branches: 1,380
Website Address: www.betfred.com
For the year ended 27th September 2016, Done Brothers (Cash Betting) Limited reported a turnover of £320,065,000, a pre-tax profit of £29,293,000, shareholders' funds of £35,293,000 and a net worth of £23,115,000. (Source: riskdisk.com 22.02.2017.)

VAT

No. of Branches: 1,380
Website Address: www.betfred.com

Documents

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

Energy Performance Certificate

EPC Rating 136 Band F (Copy available on website).

Northallerton

161A High Street North Yorkshire DL7 8JZ

LADBROKES CORAL
GROUP

- **Freehold Betting Office Investment**
- Let to Done Brothers (Cash Betting) Limited (t/a Betfred)
- New 10 year lease (1)
- Rent Review 2022
- No VAT applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Northallerton, the county town of North Yorkshire, is an attractive and prosperous market town situated on the A684 between the A19 and the A1. The town has a population of approximately 16,000.

The property is accessed via an alleyway on the western side of High Street, close to its junction with Romanby Road. The property also has access from Romanby Road.

Occupiers close by include Argos, Lakeland, TSB Bank and Wilko, amongst other local traders.

Current Rent Reserved
£7,500 pa

Description

The property is arranged on ground floor only to provide a betting office.

The property provides the following accommodation:
Ground Floor 65.5 sq m (705 sq ft)
WCs

Tenancy

The property is at present let to DONE BROTHERS (CASH BETTING) LIMITED for a term of 10 years from 16th January 2017 at a current rent of £7,500 per annum. The lease provides for a rent review on 16th January 2022 and contains full repairing and insuring covenants.

The lease contains a tenant's break option on 16th January 2022 (1).

Tenant Information

No. of Branches: 1,380
Website Address: www.betfred.com
For the year ended 27th September 2016, Done Brothers (Cash Betting) Limited reported a turnover of £320,065,000, a pre-tax profit of £29,293,000, shareholders' funds of £35,293,000 and a net worth of £23,115,000. (Source: Experian 22.02.2017.)

VAT

No. of Branches: 1,380
Website Address: www.betfred.com

Documents

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

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

Seller's Solicitor

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