

## London W5

### 304 Northfield Avenue

### Ealing

### W5 4UB

- **Virtual Freehold Betting Shop Investment**
- Located within a densely populated and affluent suburb of West London
- Let to Done Brothers (Cash Betting) Limited (t/a Betfred)
- New 10 year lease (1)
- Rent Review in 2021
- Current Gross Rent Reserved  
**£15,500 pa**



#### Tenure

Long Leasehold. Held for a term of 999 years from 25th March 1987 (thus having some 969 years unexpired) at a fixed peppercorn ground rent.

#### Location

Ealing is a popular and densely populated London borough situated between the A40 and M4 Motorway, about 8 miles west of Central London. The area is well served by public transport, having Rail services at Ealing Broadway and West Ealing, and Underground services at South Ealing and Northfields (Piccadilly Line). Northfields Underground Station (Piccadilly Line) lies some 0.1 miles north of the property, with Brentford Overground Station some 0.8 miles south. The property is situated in a prominent corner position on the west side of Northfield Avenue, at its junction with Niagara Avenue. Occupiers close by include a Premier convenience store, The Plough public house, WH Smith Local, The Fields coffee shop and a number of local traders.

#### Description

The property, which forms part of a larger building, is arranged on the ground floor to provide a betting shop with staff ancillary and WCs to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.70 m</b>	<b>(18' 8")</b>
<b>Net Frontage</b>	<b>5.25 m</b>	<b>(17' 3")</b>
<b>Shop Depth</b>	<b>9.40 m</b>	<b>(30' 10")</b>
<b>Built Depth</b>	<b>15.05 m</b>	<b>(49' 5")</b>

#### Tenancy

The property is at present let to DONE BROTHERS (CASH BETTING) LIMITED for a term of 10 years from 2nd December 2016 at a current rent of £15,500 per annum. The lease provides for a rent review at the fifth year of the term and contains effectively full repairing and insuring covenants.

The lease contains a tenant's break clause in the fifth year (1).

#### Tenant Information

No. of Branches: 1,380.

Website Address: [www.betfred.com](http://www.betfred.com)

For the year ended 27th September 2015, Done Brothers (Cash Betting) Limited reported a turnover of £288.012m, a pre-tax profit of £7.489m, shareholders' funds of £132.413m and a net worth of £117.912m. (Source: riskdisk.com 09.01.2016.)

The tenant (formerly Tote Bookmakers) has been in occupation since 1988. Betfred acquired Tote in 2011.

#### 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 65 Band C (Copy available on website).

