

Romsey

72 The Hundred Hampshire SO51 8BX

- **Virtual Freehold Betting Shop Investment**
- Let to Coral Racing Ltd
- Lease expires 2025
- VAT is not applicable
- Rent Review 2015
- Current Gross Rent Reserved

£15,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. Held for a term of 999 years from completion at a peppercorn ground rent.

Location

Romsey is a prosperous and attractive Hampshire town located on the River Test, 9 miles south-west of Winchester, 7 miles north-west of Southampton and 16 miles south-east of Salisbury. Road access is excellent with the M3 and M27 both being within 3 miles.

The property is situated on The Hundred, the principal retail thoroughfare, which runs through the centre of Romsey accessed via the A27 by-pass road from the south or Alma Road (A3057) from the north.

Occupiers close by include Aldi, Nationwide, Clinton Cards, Julian Graves, Ladbrokes, Carphone Warehouse and a variety of local traders.

Description

The property is arranged on basement and ground floor to provide a betting shop with ancillary accommodation to the rear. The basement is accessed via a trap door and not presently used by the tenant.

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	5.65 m	(18' 6")
Net Frontage	5.05 m	(16' 7")
Shop Depth	11.50 m	(37' 8")
Built Depth	15.40 m	(50' 6")
Basement (No Access)		

Tenancy

The property is at present let to CORAL RACING LTD for a term of 15 years from 24th September 2010 at a current rent of £15,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 1,600 Coral betting shops across the UK.
Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

