

# Midsomer Norton

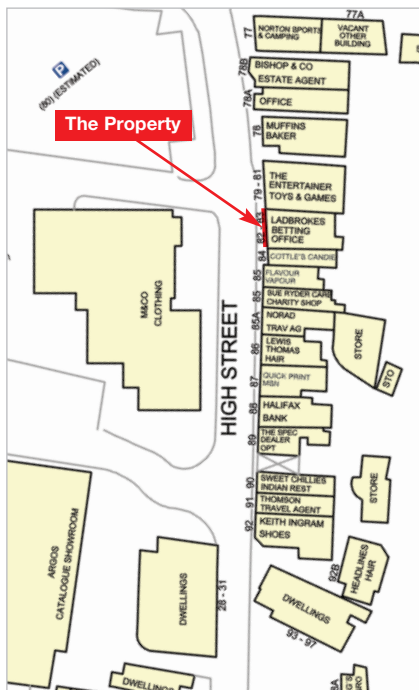
82-83 High Street  
Bath  
BA3 2DE

- Freehold Betting Shop and Residential Ground Rent Investment
- Betting shop to be let to Ladbrokes on a new 15 year lease
- No VAT applicable
- Shop Rent Reviews 2019 and 2024
- Total Current Rents Reserved **£11,500 pa**

On the Instructions of Ladbrokes



SIX WEEK COMPLETION AVAILABLE



**Tenure**  
Freehold.

**Location**  
Midsomer Norton is located 9 miles south-west of Bath and 14 miles south of Bristol. The town is served by the A362 and is close to the A37 trunk road. The property is on the east side of the High Street to the north of its junction with South Road. Occupiers close by include Halifax Bank, M&Co, Lidl, Argos and a variety of local traders.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor betting shop and one flat above that has been sold off on a long lease.

**NB.** Only the first floor of 82 High Street, not the second floor, is included in the freehold title.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
EPC Rating Range 13-100 Bands D-G (Copy available on website).

**Viewings**  
Viewings are to be carried out between 11.00 a.m. – 12 noon or 4.00 – 5.00 p.m. on Wednesday 2nd July only. No appointment is required and the staff will be aware.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Ladbrokes Betting & Gaming Limited (1) (1/a Ladbrokes)	Gross Frontage 6.80 m Net Frontage 5.10 m Shop Depth 13.80 m Built Depth 16.70 m	(22' 3") (16' 8") (45' 3") (54' 9") To be let for a term of 15 years from 01.07.2014 at the initial rent of £11,500 p.a. with upward only reviews at the end of years 5 and 10 on a full repairing and insuring basis with the tenant having a one-off right to break at the end of year 10	£11,500 p.a.	Rent Review 2019
Maisonette	Individual	First and Second Floor Residential being the First Floor of both 82 & 83 High Street and Second Floor of 83 High Street	125 years from 11.08.2003	Peppercorn	Reversion 2128

(1) No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: [www.ladbrokes.com](http://www.ladbrokes.com)  
For the year ended 31st December 2012, Ladbrokes Betting & Gaming Ltd reported a turnover of £770.85m, a pre-tax profit of £172.106m. shareholders' funds of £1.824bn and a net worth of £983.843m. (Source: riskdisk.com 05.06.2014.)

**Total £11,500 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  
**Seller's Solicitor** Sarah Paul, Harold Benjamin. Tel: 0208 872 3034 e-mail: [sarah.paul@haroldbenjamin.com](mailto:sarah.paul@haroldbenjamin.com)