

# **Newton Abbot** **15 Queen Street** **Devon** **TQ12 2AQ**



**Tenure**  
Freehold.

**Location**  
Newton Abbot, with a resident population in excess of 22,000, is an attractive South Devon market and tourist town located some 16 miles south-west of Exeter and 7 miles north-west of Torquay. The property is situated in the town centre in an established retail location close to the pedestrianised Courtenay Street. Occupiers close by include Sports Direct (opposite), Specsavers, Santander, Nationwide, Ladbrokes, J D Wetherspoon and Savers among many others.

**Description**  
The property is arranged on ground and two upper floors to provide a newly fitted ground floor betting office with self-contained accommodation above. The upper floors are accessed from Queen Street and the rear of the shop, the second floor is finished to shell condition, with some natural light, whilst the first floor has suspended ceiling and recessed lighting with kitchen and WCs.

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

**Planning**  
(1) The upper floors may benefit from a change of use and redevelopment subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

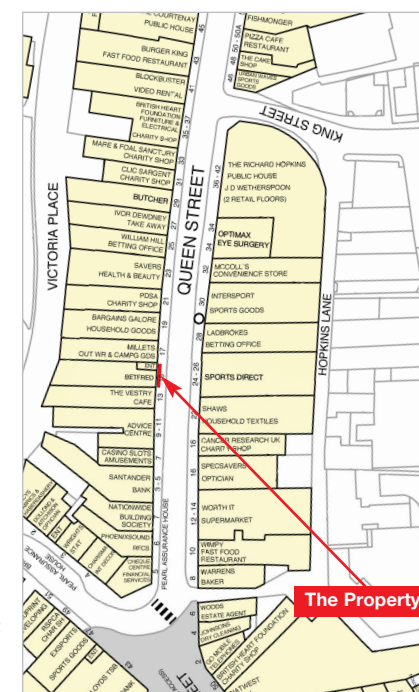
**Documents**  
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

Flats	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Done Brothers (Cash Betting) Ltd (2)	Gross Frontage 7.80 m Net Frontage 4.90 m Shop Depth 22.75m Built Depth 24.75m	(25' 7") (16' 1") (74' 8") (81' 3")	10 years from 17.11.2011 Rent review every 5th year FR & I	£30,000 p.a.  Rent Review 2016
First & Second Floor	Vacant	First Floor 136.50 sq m Second Floor 183.30 sq m Sub-Total 319.80 sq m	(1,469 sq ft) (1,973 sq ft) (3,442 sq ft)		

(2) For the year ended 27th March 2011, Done Brothers (Cash Betting) Ltd reported a turnover of £4,110m, a pre-tax profit of £15,512m, shareholders' funds of £75.19m and a net worth of £48,931m. (Source: riskdisk.com 13.04.2012). Betfred were founded in 1967 and today trade from over 1,350 shops and pools betting on UK racecourses. In July 2011 they completed on the purchase of the Tote.

**Total £30,000 p.a.**

- **Freehold Betting Shop Investment**
- Ground floor betting office let to Done Brothers (Cash Betting) Ltd until 2021
- Self-contained vacant offices on the upper floors with development potential (1)
- Town centre location opposite Sports Direct
- Rent Review 2016
- Total Current Rents Reserved **£30,000 pa** together with Vacant Possession of the Upper Parts



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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