

## Brandon 3-5 High Street Suffolk IP27 0AQ

- **Freehold Shop and Ground Rent Investment**
- Part let to Done Brothers (Cash Betting) Limited (t/a Betfred) until 2021
- Town centre location opposite Barclays Bank
- Shop Rent Review 2016
- Total Current Rents Reserved  
**£17,650 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

Brandon is located on the edge of Thetford Forest Park, some 16 miles north of Bury St Edmunds, 36 miles south-west of Norwich and 7 miles north-west of Thetford. The town lies on the A1065 at its junction with the B1107 and B1106.

The property is situated on the west side of High Street, in the heart of the town, close to its junctions with London Road and Thetford Road. Occupiers close by include Barclays Bank, Boots Chemist, Post Office, Ladbrokes and William H Brown Estate Agent amongst a variety of others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor betting office with two self-contained flats above, which have been sold off on long leases.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Shop EPC Rating 90 Band D (Copy available on website).

Flat 1 – EPC Rating 61 Band D

Flat 2 – EPC Rating 70 Band C

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Done Brothers (Cash Betting) Limited (t/a Betfred) (1)	Gross Frontage 8.20 m Net Frontage 6.20 m Shop Depth 13.45 m Built Depth 19.90 m Ground Floor (2) 108.40 sq m (1,167 sq ft)	15 years from 24.10.2006 Rent review every 5th year FR & I	£17,500 p.a.	Rent Review 2016 Reversion 2021
First Floor Flat 1	Individual	Residential	99 years from 21.12.2006	£75 p.a.	Rising to £150 p.a. in 2039 and £300 p.a. in 2072
First Floor Flat 2	Individual	Residential	99 years from 08.01.2007	£75 p.a.	Rising to £150 p.a. in 2040 and £300 p.a. in 2073

(1) Website Address: [www.betfred.com](http://www.betfred.com). For the year ended 27th September 2015, Done Brothers (Cash Betting) Ltd reported a turnover of £288m, a pre-tax profit of £7.49m, shareholders' funds of £132.41m and a net worth of £117.91m. (Source: riskdisk.com 12.09.2016.)

(2) Not inspected by Allsop. Area from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Total £17,650 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

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