

## Bircotes

101 Scrooby Road  
Near Doncaster  
Nottinghamshire  
DN11 8JN

- **Freehold Betting Shop**
- Let to Tote Bookmakers Ltd (t/a Betfred)
- Lease expires 2021
- Centrally located on the main shopping parade
- No VAT applicable
- Rent Review 2016 (1)
- Current Rent Reserved

**£11,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Bircotes is situated approximately 10 miles south-east of Doncaster and 15 miles east of Rotherham, within 1½ miles of Junction 34 of the A1(M). The M18 motorway is also easily accessible as it intersects the A1 at Junction 35. The town has recently benefited from the construction of a new medical centre and a new fire station, both located at Scrooby Road. The town continues to benefit from significant residential development.

The property is situated on Scrooby Road, a short distance from Grosvenor Road and under ¾ mile from Bawtry Road (A614), which provides easy access to Junction 34 of the A1(M). Scrooby Road provides the main shopping facilities for the town's residents. Occupiers close by include a new Asda Supermarket, Heron Foods, Fulton Foods, Post Office and a range of local traders. Directly opposite the property is the town hall and a public car park, whilst Haworth Primary Care Centre is close by.

### Description

The property is arranged on ground and one upper floor to provide a ground floor betting shop and first floor ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	5.25 m	(17' 3")
Net Frontage	4.75 m	(15' 7")
Shop and Built Depth	21.90 m	(71' 20")
First Floor	56 sq m	(603 sq ft)

### Tenancy

The entire property is at present let to TOTE BOOKMAKERS LTD (t/a Betfred) for a term of 15 years from 1st December 2006 at a current rent of £11,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

(1) Please note there has been no change to rental since lease commenced.

### Tenant Information

For the year ended 31st March 2013, Tote Bookmakers Ltd reported a turnover of £2.445bn, a pre-tax profit of £6.419m and a net worth of £33.642m. (Source: riskdisk.com 08.04.2015.).

Tote Bookmakers Ltd were acquired on 13.07.2011 by Light Catch Ltd which is the parent company of Betfred. A copied letter dated 20.07.2011 is available from the Auctioneer.

### 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 76 Band D (Copy available on website).

