



### Tenure

Freehold.

### Location

Uttoxeter is an attractive market town located some 15 miles north-east of Stafford and is well known for its racecourse and JCB factory. The town is situated at the junction of the A50 and A518 trunk roads. The property is situated on the northern side of Bradley Street close to its junction with High Street and opposite the Bus Terminus. Occupiers close by on the High Street include W H Smith, Boots, Subway, Iceland, Wilkinson, William Hill, Superdrug, Barclays, NatWest, Specsavers and Greggs.

### Description

The property is arranged on ground and two upper floors to provide a ground floor betting office with staff and customer WCs. The first and second floors above comprise a self-contained two bedroom flat which is accessed from the rear. The property benefits from a rear yard which provides parking for four cars.

The property provides the following accommodation and dimensions:

Gross Frontage	7.85 m	(25' 9")
Net Frontage	4.50 m	(14' 9")
Shop Depth	14.70 m	(48' 3")
Built Depth	15.00 m	(49' 3")
Ground Floor	81.3 sq m	(875 sq ft)
First and Second Floor Flat comprising 3 Rooms, Kitchen and Bathroom		

### Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £12,500 per annum, exclusive of rates. The lease provides for rent reviews in September 2016 and September 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £14,318 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 1,600.

Website Address: [www.coral.co.uk](http://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](http://www.allstop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 43 Uttoxeter**.

## Uttoxeter 3 Bradley Street Staffordshire ST14 7QA

- **Freehold Betting Office and Residential Investment**
- Let to Coral Racing Ltd on a new sixteen year lease
- Minimum uplift at each review
- Includes 2 bedroom flat above
- No VAT applicable
- Rent Review 2016 to a minimum of £14,318pa. Further minimum increase in 2021
- Current Rent Reserved

**£12,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

