



### Tenure

Freehold.

### Location

Swindon is a major Thames Valley industrial and commercial town located 80 miles west of London with a population of some 209,000. Swindon is situated between Junctions 15 and 16 of the M4 Motorway and is served by regular rail services to London and the South West. Oxford is some 30 miles to the north-east and Reading 40 miles to the east.

The property is situated fronting the east side of the pedestrianised Bridge Street, at its junction with King Street in the heart of the town centre.

Occupiers close by include Caffè Nero and The Money Shop (opposite), Paddy Power, Halifax, Top Man/Top Shop, Vodafone and many other national multiples.

### Description

The property is arranged on ground and first floors to provide a recently refurbished (end of 2016) ground floor betting shop together with staff and ancillary accommodation to the first floor. The shop benefits from customer access off both Bridge Street to the front and King Street to the side. The first floor benefits from a fire escape staircase leading to the rear, giving it potential to be self-contained.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (inc splay)</b>	<b>6.60 m</b>	<b>(21' 8")</b>
<b>Net Frontage</b>	<b>2.45 m</b>	<b>(8' 0")</b>
<b>Return Net Frontage</b>	<b>7.20 m</b>	<b>(23' 7")</b>
<b>Shop Depth</b>	<b>21.90 m</b>	<b>(71' 10")</b>
<b>Built Depth</b>	<b>32.10 m</b>	<b>(105' 4")</b>
<b>First Floor</b>	<b>150.10 sq m</b>	<b>(1,616 sq ft)</b>

### Tenancy

The entire property is at present let to LADBROKES BETTING & GAMING LIMITED for a term of 15 years from 25th August 2005 at a current rent of £62,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 2,000.

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

For the year ended 31st December 2015, Ladbrokes Betting & Gaming Limited reported a turnover of £830.679m, a pre-tax profit of £49.866m, shareholders' funds of £1.95bn and a net worth of £1.192bn. (Source: Experian 13.04.2017.)

### VAT

VAT is not applicable to this lot.

### Planning

There may be potential to convert the upper parts and rear section to residential accommodation, subject to obtaining all the necessary consents.

Local Planning Authority: Swindon Borough Council.

Website Address: [www.swindon.gov.uk](http://www.swindon.gov.uk)

### Documents

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

### Energy Performance Certificate

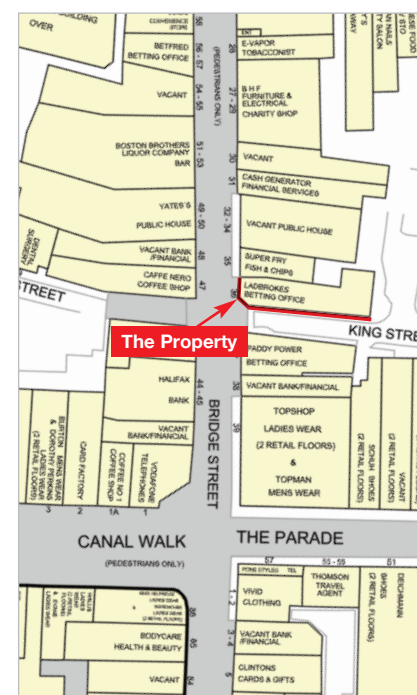
For EPC Rating please see website.

## Swindon

### 36 Bridge Street Wiltshire SN1 1BP

- **Prominent Freehold Betting Shop Investment**
- Pedestrianised town centre location
- Recently refurbished shop
- Let to Ladbrokes Betting & Gaming Ltd
- Potential to convert upper parts and rear section, subject to obtaining the necessary consents
- VAT is not applicable
- Reversion 2020
- Current Rent Reserved

**£62,500 pa**



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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