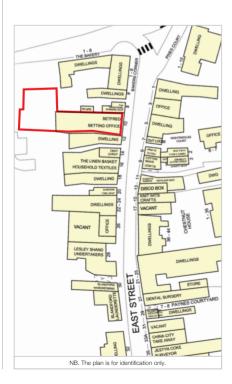
# **Blandford Forum** 10 East Street **Dorset DT11 7DR**

- Freehold Betting Shop and **Residential Ground Rent** Investment
- Comprises a shop with 6 flats above (sold off)
- Located on the main retail thoroughfare
- Let to Done Brothers (Cash Betting) Limited (t/a Betfred) on a lease expiring 2027 (no breaks) with AGA from Coral Racing Ltd
- Minimum 2.5% p.a. compounded uplift at review
- No VAT applicable
- Total Current Rents Reserved

£14,425 pa rising to a minimum of £16,320.56 per annum in 2021

# SIX WEEK COMPLETION **AVAILABLE**





### **Tenure**

Freehold.

Blandford Forum is an attractive Dorset town located on the River Stour, 16 miles north-west of Bournemouth and 12 miles south of Shaftesbury. The town is served by the A350 and A354 roads, which link to the A303 to the north and the A31 and A35 to the south. The property is situated on the north side of East Street (B3082). between its junctions with Damory Street and Sheep Market Hill. Occupiers close by include Prezzo, M&Co, Age UK and Best One, amongst a range of local traders.

### **Description**

The property is arranged on ground and two upper floors to provide a ground floor betting office with six flats above, which are separately accessed from the front, and a car park to the rear which have been sold off on a long lease; Betfred has an exclusive right to use two of the parking spaces.

# VAT

VAT is not applicable to this lot.

# **Documents**

The legal pack will be available from the website www.allsop.co.uk

## **Energy Performance Certificate**

EPC Rating 69 Band C (Copy available on website).

Floor	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Done Brothers (Cash Betting) Limited (t/a Betfred) with AGA from Coral Racing Ltd (1)	Gross Frontage         8.85 m           Net Frontage         3.45 m           Shop Depth         7.90 m           Built Depth         13.60 m	(11' 4")	16 years from 28.02.2011 Rent review March 2021 to a minimum of 2.5% compounded FR & I	£14,425 p.a.	Rising to a minimum of £16,320.56 p.a. in 2021
First and Second	Blandford Forum Limited	First and Second Floors – Six Flats		Term of years from 05.04.2013 to 01.08.2102	Peppercorn	Reversion 2102

(1) Website Address: www.betfred.com For the year ended 24th September 2017, Done Brothers (Cash Betting) Limited reported a turnover of £377.599m, a pre-tax profit of £18.403m, shareholders' funds of £29.016m and a negative net worth of -£19.016m. (Source: Experian 06.09.2018.)

Total £14,425 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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