



Tenure

Freehold.

Location

Retford is an historic market town midway between Lincoln and Doncaster, 25 miles east of Sheffield. The town serves a population of some 21,000 and enjoys good road access, being a short distance from the A1 and the junction of A620 and A638.

The property is situated in the town centre, on the pedestrianised portion of Carolgate.

Occupiers close by include HSBC, WH Smith, Claire's Accessories, Costa, EE Phones, Boots and Peacocks.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting office, which also benefits from side access off Coronation Street. The upper floors have been sealed off and are not in use.

The property provides the following accommodation and dimensions:

Gross Frontage	5.60 m	(18' 5")
Net Frontage	4.75 m	(15' 7")
Shop Depth	18.45 m	(60' 6")
Built Depth	26.05 m	(85' 6")
First & Second Floor (sealed off)		

Tenancy

The entire property is at present let to DONE BROTHERS (CASH BETTING) LIMITED (t/a Betfred) for a term of 10 years from 29th September 2015 at a current rent of £32,000 per annum. The lease provides for rent reviews every fifth year of the term, contains a lessee's break option in 2020 and full repairing and insuring covenants. The lessee has the benefit of a concessionary rent of £16,000 p.a. until May 2018. The Vendor will top this up at completion (1).

Tenant Information

No. of Branches: 1,378.

Website Address: www.betfred.com

For the year ended 28th September 2014, Done Brothers (Cash Betting) Ltd reported a turnover of £417.111m, a pre-tax profit of £13.967m, shareholders' funds of £125.185m and a net worth of £108.429m. (Source: Experian 12.01.2016)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 124 Retford**.

Retford
28 Carolgate Court
Nottinghamshire
DN22 6DY

- **Attractive Freehold Betting Office Investment**
- Let to Done Brothers (Cash Betting) Ltd
- Let on a new lease expiring 2025 (1)
- Rent Review 2020
- Current Rent Reserved
£32,000 pa (1)

SIX WEEK COMPLETION AVAILABLE

