



Tenure

Freehold.

Location

Mexborough is an attractive market town situated on the north bank of the River Don 5 miles north of Rotherham, 5 miles west of Doncaster and 9 miles south-east of Barnsley. The A6023 lies just to the south and the A1(M) is approximately 4 miles to the east.

The property is located on the pedestrianised section of the High Street, at its junction with Main Street/Swinton Road and West Street. Nearby occupiers include Post Office, Cashino, Age UK, Thorntons, Thomson Travel Agent and Fultons Foods.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor betting office with basement storage and ancillary accommodation at first floor level which comprises a former flat. There is separate access to the rear of the unit via West Street.

The property provides the following accommodation and dimensions:

Gross Frontage	8.80 m	(28' 10")
Shop Depth	9.85 m	(32' 4")
Built Depth	13.45 m	(44' 2")
Basement Storage	8.30 sq m	(89 sq ft)
Ground Floor	91.30 sq m	(983 sq ft)
First Floor	58.95 sq m	(635 sq ft)

Tenancy

The property is at present let to CORAL RACING LTD for a term of 16 years from 3rd March 2011 at a current rent of £20,139 per annum. The lease provides for a rent review in March 2021 to either a minimum of 2.5% per annum compounded or Open Market Rental Value. The rent will therefore rise to a minimum of £22,785.43 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,700.

Website Address: www.coral.co.uk

For the year ended 26th September 2015, Coral Racing Ltd reported a turnover of £667.7m, a pre-tax profit of £84.1m, shareholders' funds of £409.9m and a net worth of £264.1m. (Source: Experian 08.09.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 64 Band C (Copy available on website).

Former Flat EPC Rating 44 Band G (Copy available on website).

Mexborough

81 & 83 High Street

South Yorkshire

S64 9AB

- Freehold Betting Office Investment
- Let to Coral Racing Ltd until 2027 (no breaks)
- Minimum 2.5% pa compound uplift at review
- Pedestrianised position
- VAT not applicable
- Current Rent Reserved

£20,139 pa

Rising to a minimum of £22,785.43 per annum in 2021

SIX WEEK COMPLETION AVAILABLE



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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