

**St Austell**  
**25/25A Fore Street**  
**Cornwall**  
**PL25 5PX**

- **Freehold Betting Shop Investment**
- Let to William Hill Organization Ltd
- Lease expires 2029 (1)
- No VAT applicable
- Rent Review 2014
- Current Rent Reserved  
**£32,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Freehold.

**Location**

St Austell, with a population of some 21,000, is a busy Cornish town located 13 miles north-east of Truro, 33 miles west of Plymouth and 11 miles south of Bodmin. The town is served by the A390 and A391 which in turn joins the A30 and A38 carriageways 7 miles to the north of the town.

The property is situated in a prominent position on the south side of Fore Street close to Aylmer Square and adjacent to Poundland.

Occupiers close by include Dorothy Perkins/Burtons, Claire's Accessories, Thomas Cook, Santander, H Samuel, W H Smith, Boots, The Works (adjacent), Holland & Barrett, Carphone Warehouse, Clarks and HSBC.

**Description**

The property is arranged on basement (no access), ground and two upper floors to provide a ground floor betting office. The first and second floors are not presently used by the tenants.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.95 m</b>	<b>(32' 8")</b>
<b>Net Frontage</b>	<b>9.62 m</b>	<b>(31' 6")</b>
<b>Return Window Frontage</b>	<b>0.56 m</b>	<b>(1' 10")</b>
<b>Shop Depth</b>	<b>9.54 m</b>	<b>(31' 4")</b>
<b>Built Depth</b>	<b>15.52 m</b>	<b>(50' 11")</b>

**Basement (No Access)**

<b>Ground Floor</b>	<b>59.7 sq m</b>	<b>(643.00 sq ft)</b>
<b>First Floor</b>	<b>59.28 sq m</b>	<b>(638.05 sq ft)</b>
<b>Second Floor</b>	<b>62.70 sq m</b>	<b>(674.89 sq ft)</b>
<b>Total</b>	<b>181.7 sq m</b>	<b>(1,956 sq ft)</b>

**Tenancy**

The entire property is at present let to WILLIAM HILL ORGANIZATION LTD for a term of 20 years from 1st June 2009 at a current rent of £32,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants (1) The lease contains a tenant's option to break at the end of the tenth year on payment of six months rent.

**Tenant Information**

William Hill was founded in 1934 and is the UK's largest bookmaker with over 2,390 licenced betting shops and employing more than 17,000 ([www.williamhillplc.com](http://www.williamhillplc.com)). For the year ended 1st January 2013, William Hill Organization Ltd reported a turnover of £15.78bn, a pre-tax profit of £301m, shareholders' funds of £105.55m and a net worth of -£726,942. (Source: riskdisk.com 09.09.2013)

**VAT**

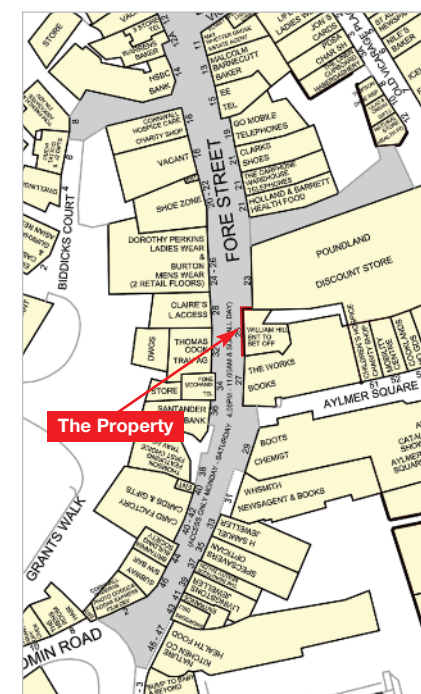
VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda