

**Lot 4, Betfred, 2 Odeon Parade, Eltham, London,
SE9 6BZ**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 4, Betfred, 2 Odeon Parade, Eltham, London, SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Property Information

Virtual Freehold Retail Investment

- Let to Done Brothers (Cash Betting) Limited
- Lease expires January 2025
- 2020 break option not exercised
- Prominent location just off Well Hall Road (A208)
- Established local retail parade
- Nearby occupiers include Tesco Express, Domino's, William Hill and Energie Fitness

Lot

4

Auction

13th July 2023

Rent

£14,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

4 miles south-east of Greenwich, 9 miles south-east of Central London

Roads

A2, A20, A205, A208

Rail

Eltham Train Station

Air

London City Airport, London Gatwick Airport, London Heathrow Airport

Situation

The property is located in a prime location on the western side of Well Hall Road (A208), less than half a mile from Eltham Station. The property is situated in an established, local retail parade on Odeon Parade. Nearby occupiers include Tesco Express, Domino's, William Hill and Energie Fitness.

Tenure

Virtual Freehold. Held for a term of 999 years less three days from 27/06/2012 at a fixed peppercorn ground rent.

EPC

Band D

Description

The property comprises a betting office arranged on the ground floor only.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 4, Betfred, 2 Odeon Parade, Eltham, London, SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Betting Office/Ancillary	82.19	(885)	DONE BROTHERS (CASH BETTING) LIMITED (2)	10 years from 08/01/2015	£14,000
Total		82.19	(885)			£14,000

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) For the year ending 26th September 2021, Done Brothers (Cash Betting) Limited reported a turnover of £244,150,000 and a net worth of £114,809,000 (www.northrow.com).

Lot 4, Betfred, 2 Odeon Parade, Eltham, London,

SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 4, Betfred, 2 Odeon Parade, Eltham, London, SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



**Lot 4, Betfred, 2 Odeon Parade, Eltham, London,
SE9 6BZ**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 4, Betfred, 2 Odeon Parade, Eltham, London,

SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Lot 4, Betfred, 2 Odeon Parade, Eltham, London, SE9 6BZ

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Peter Brown & Co Solicitors LLP
19 Station Rd
New Barnet
EN5 1QJ

Frances Merifield
020 8447 3277
fran@peterbrown-solicitors.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020