

# 174 High Street Ryde, Isle of Wight PO33 2HW

lot 3

## Freehold Retail Investment

- Entirely let to Done Brothers (Cash Betting) Ltd t/a Betfred
- Tenant in occupation since 1987
- Prime pedestrianised High Street location
- Popular seaside tourist resort
- Approximately 10 minutes crossing time to Portsmouth
- Nearby occupiers include Boots the Chemist, New Look, Costa Coffee, Clinton Cards and WH Smith

Rent  
**£33,250**  
per annum  
exclusive



On behalf of Joint Fixed Charge Receivers

### Location

Miles: 3 miles north-west of Seaview  
8 miles east of Cowes  
10 miles south of Portsmouth  
Roads: A3054, A3, M275, M27  
Rail: Ryde Esplanade, Ryde St John's Road  
Air: Gatwick International Airport, Southampton Airport

### Situation

The property is situated in a prominent position on the west side of the pedestrianised High Street and benefits from nearby occupiers including Boots the Chemist, New Look, Costa Coffee, Clinton Cards and WH Smith.

### Description

The property, an attractive Grade II Listed building, comprises a double fronted ground floor retail unit with ancillary staff and storage accommodation on the first floor. The attic area is not currently used by the tenant.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries, investigations and inspections of the Property. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability. The Joint Fixed Charge Receivers will not be providing any replies to any enquiries and the property is sold as seen.

### Six Week Completion

## Tenancy and accommodation

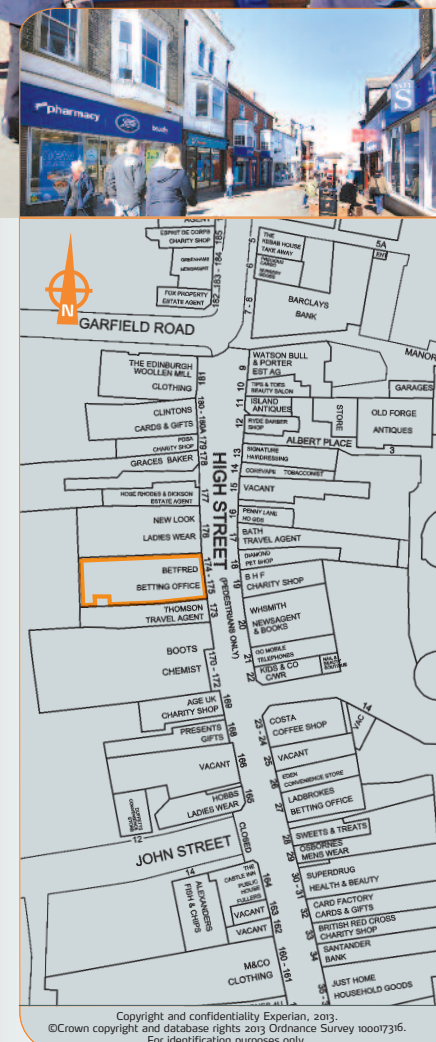
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	171.10 sq m (1,842 sq ft)	<b>DOME BROTHERS (CASH BETTING) LTD (1)</b>	15 years from 19/12/2013 on a full repairing and insuring lease (2)	£33,250	16/12/2018
First	Ancillary/Storage	129.20 sq m (1,391 sq ft)				16/12/2023
Attic		Not Measured				(18/12/2028)
<b>Totals</b>		<b>300.30 sq m (3,233 sq ft)</b>			<b>£33,250</b>	

(1) For the year ending 31st March 2013, Done Brothers (Cash Betting) Ltd reported a turnover of £241,918,000, pre-tax profits of £26,811,000 and a net worth of £92,026,000. (Source: www.riskdisk.com 24/12/2015)  
(2) There is a tenant option to determine on 19/12/2018 on 6 months' prior written notice.

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

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