

85 High Street Cheltenham, Gloucestershire GL50 1DU

lot 32

Town Centre Retail Investment

- Let to Done Brothers (Cash Betting) Limited (t/a Betfred)
- Affluent and Historic Cotswold Town
- Prominent position on pedestrianised High Street
- Nearby occupiers include Next, New Look, Argos, Superdrug, Iceland, Poundworld and Sports Direct

Rent
£42,000
per annum
exclusive



On Behalf of a Real
Estate Investment Trust

Location

Miles: 9 miles north-east of Gloucester
40 miles north-east of Bristol
48 miles south of Birmingham
Roads: A40, M5 (Junction 11)
Rail: Cheltenham Spa Railway Station
Air: Bristol Airport, Birmingham International Airport

Situation

Cheltenham is an affluent and attractive Cotswold town situated 9 miles north-east of Gloucester. The property is prominently situated on the east side of the pedestrianised High Street adjacent to Iceland. Other nearby occupiers include Next, New Look, Argos, Superdrug, Poundworld and Sports Direct.

Description

The property comprises a ground floor betting shop with basement ancillary accommodation, which forms part of a larger building.

Tenure

Virtual Freehold. Held for a term of 999 years from 17th May 2005 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	72.70 sq m	(783 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED (1) (t/a Betfred)	15 years from 02/08/2005	£42,000	01/08/2020
Basement	Ancillary	14.90 sq m	(160 sq ft)				
Totals		87.60 sq m	(943 sq ft)			£42,000	

(1) For the year ending 27th September 2015, Done Brothers (Cash Betting) Limited reported a turnover of £288,012,000, pre-tax profits of £7,489,000 and a total net worth of £17,912,000 (Source: Experian Group 09/11/2016).

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854
Email: jo.seth-smith@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Gateley Plc
Park View House, 58 The Ropewalk,
Nottingham NG1 5DW
Tel: +44 (0)115 983 8260
Email: adam.youatt@gateleypc.com
Ref: Adam Youatt

