

lot 67

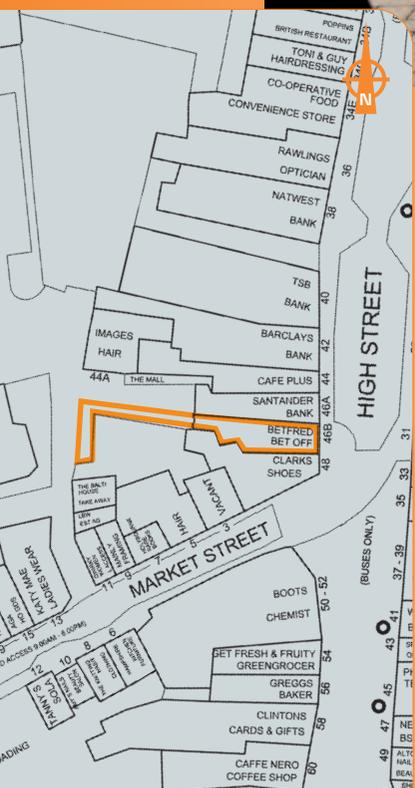
46b High Street
Alton, Hampshire GU34 1BD

Rent
£32,500 per
annum

Freehold Retail and Residential
Investment

- Entirely let to Done Brothers (Cash Betting) Limited t/a Betfred until 2025 (subject to option)
- Established as a betting shop for over 15 years

- Nearby occupiers include Boots the Chemist, Costa Coffee, Caffè Nero and Greggs
- Popular and affluent Hampshire market town



Location

Miles: 17 miles north-east of Winchester
20 miles south-west of Guildford
Roads: A3, M3
Rail: Alton Rail
Air: London Heathrow Airport, Southampton Airport

Situation

The property is situated on the northern side of High Street, occupying a prominent pitch adjacent to Clarks and Santander. Other nearby occupiers include Boots the Chemist, Costa Coffee, Caffè Nero, Greggs, M&Co, Waterstones and branches of NatWest, TSB, and Halifax Banks. Bank Car Park (approximately 130 spaces) is situated immediately to the rear and Manor Car Park (approximately 50 spaces) is also located nearby.

Description

The property comprises a ground floor betting shop with a self contained one bedroom flat at first floor (previously used as office accommodation). The property benefits from car parking for approximately 4 cars to the rear of the property.

Tenure

Freehold.

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.	Review
Ground	Betting Shop/Ancillary	73.27 sq m (789 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED (1) (t/a Betfred)	10 years from 29/09/2015 until 28/09/2025 (2) on a full repairing and insuring lease	£32,500	29/09/2020
First	Residential (One Bedroom Flat)	41.95 sq m (451 sq ft)				
Total		115.22 sq m (1,240 sq ft)			£32,500	

- (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 £117,912,000 (Source: Experian Group 07/11/2016). Fred Done and his brother Peter started the chain with a single betting shop in Salford in 1967 and have since built it into the world's largest independent bookmaker. (Source: www.betfred.com/about 09/11/2016)
- (2) The lease is subject to a tenant option to determine on 29th September 2020.

For further details please contact:

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