

Lot 33

£34,000 per annum exclusive

Betfred, 82-84 High Street, Sittingbourne, Kent ME10 4PH

Freehold Retail Investment



Key Details

- Let to Done Brothers (Cash Betting) Limited t/a Betfred
- 2018 tenant break option not exercised
- June 2018 rent review outstanding (2)
- Popular London commuter town
- Neighbouring occupiers include Boots the Chemist, Sports Direct, Holland & Barrett, Greggs, NatWest, Halifax and Barclays

Location

Miles: 51 miles south-east of London
11 miles north-east of Maidstone
15 miles south-west of Canterbury

Roads: A249, A2, M2 (Junction 5)

Rail: Sittingbourne Rail

Air: London City Airport

Situation

Sittingbourne is a popular and attractive London commuter town. The property is situated in a prominent position on the north side of High Street, the town's prime retailing thoroughfare, adjacent to the entrance of The Forum Shopping Centre. Neighbouring occupiers include WH Smith, Boots the Chemist, Sports Direct, Holland & Barrett, Greggs, NatWest, Halifax and Barclays.

Description

The property comprises ground floor retail accommodation with first floor and basement ancillary accommodation. The property benefits from a return frontage.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

78 to 80 High Street let to Superdrug is being offered as Lot 26.

Six Week Completion

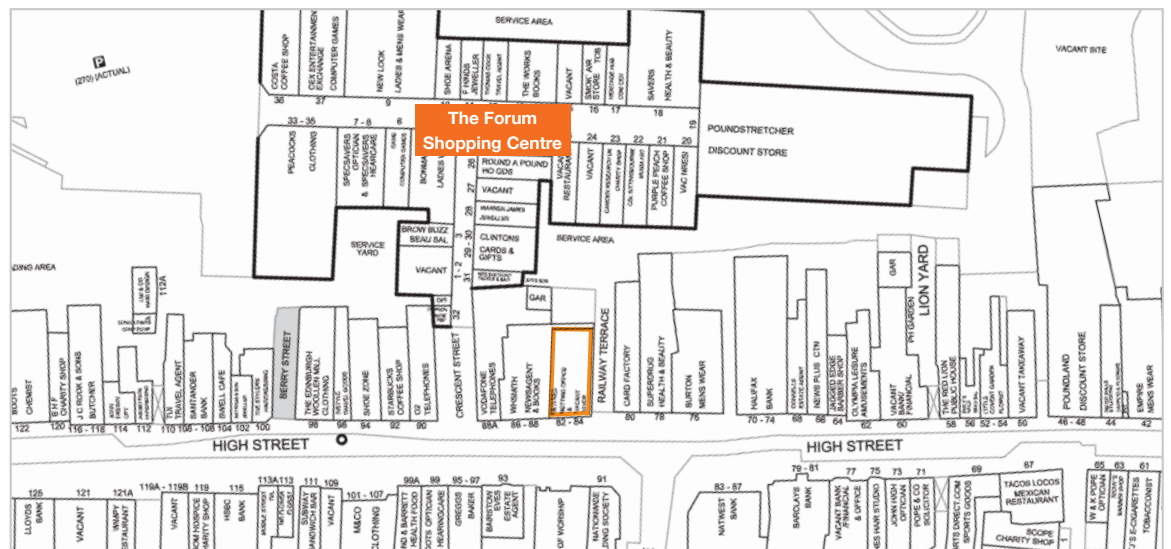
Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	177.33 sq m (1,909 sq ft)	DONE	10 years from	£34,000	15/06/2018 (2)
First	Ancillary	156.41 sq m (1,683 sq ft)	BROTHERS	16/06/2013 on a		(15/06/2023)
Basement	Ancillary	117.77 sq m (1,268 sq ft)	(CASH BETTING) LIMITED	full repairing and insuring lease t/a Betfred (1)		
Totals		451.51 sq m (4,860 sq ft)			£34,000	

- (1) Established in 1967, as of July 2017, Betfred operates over 1,650 shops throughout the United Kingdom after the purchase of 322 shops due to the merger between fellow bookmakers Ladbrokes and Coral in October 2016 (Source: www.betfred.com/about 15/11/2019).
- (2) As to the 15th June 2018 rent review, the Seller's agent has written to the tenant proposing a new rent of £42,000 per annum exclusive. Copies of the the correspondence are available to inspect in the legal pack.



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