

**Lot 31, Betfred, Unit 2, 35 Main Street, Egremont,
Cumbria CA22 2DR**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

Prominent Corner Town Centre Retail Investment

- Prominent Freehold Town Centre Location
- Adjacent Heron & Co-op Supermarkets
- Public Car Park nearby
- Let to Done Brothers (Cash Betting) Limited until 2025 (subject to option)
- Kings Arms & Cat Inn Public Houses nearby

Auction
17/Feb/2022

Lot
31

Status
Available

Rent
£15,000 per Annum Exclusive

Auction Venue
Live Streamed Auction

Sector
High Street Retail

Location

Miles 5 miles south of Whitehaven & 29 miles east of Keswick

Roads A595 / M6

Rail Whitehaven

Air Manchester

Situation

Egremont, is an attractive town situated 5 miles south-west of Whitehaven, 29 miles west of Keswick and on the edge of the Lake District. The town is situated on the A595 with the M6 motorway 45 miles to the east. The property is situated in the Town Centre at the junction of Main Street and Ehen Court Road, adjacent Heron Frozen Foods & Co-op Supermarket. There is a public car park close by at the rear. Retailers close by include Co-op & Heron Frozen Foods (adjacent) Post Office, Boots, Greggs & McColls.

Tenure

Freehold.

Description

The property comprises a ground floor bookmakers of sales and ancillary accommodation.

VAT

VAT is applicable to this lot.

Completion Period

6 Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Reversion
Ground	Retail	100 sq m (1,076 sq ft)	DONE BROTHERS (CASH BETTING) LTD t/a Betfred (1)	5 years from 09/08/2020 on a Full Repairing and Insuring Lease (2)	£15,000	9/08/2025 (2)
Total		100 sq m (1,076 sq ft)			£15,000	

(1) Betfred is now one of the biggest and most well-known brands on the high street with over 1,600 shops (source: www.betfred.com)

For the year ending 27/01/2020 Done Brothers (Cash Betting) Limited reported a Turnover of £300,796,000, a Pre-Tax Profit of £158,563,000 and Total Shareholders Equity of £157,295,000. (NorthRow 25/01/2022)

(2) Tenant option to determine on 09/09/2023

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