For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)





Virtual Freehold Ground Floor Retail Opportunity

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#### **Property Information**

Virtual Freehold Ground Floor Retail Opportunity		Location		Description		
Ground Floor Retail Unit		Miles	2.5 miles south east of Bolton, 9 miles north-west of Manchester City Centre	The property comprises a ground floor retail unit currently trading as Betfred.		
Prominent Town Centre Trading Position		Roads	A666, M61 (J3)			
Let to Done Brothers (Cash Betting) Limited t/a Betfred			Rail Farnworth Railway Station VAT			
Close to Farnworth Market and Farnworth Railway Station						
Nearby Occupiers Include Natwest, Home Bargains, Iceland, Lloyds Bank		Air	Manchester Airport	VAT is applicable to this lot.		
Lot	Auction	Situation		Note		
31	16th February 2023					
Rent £30,000 per Annum Exclusive	Status Available	The property is located on the west side of Market Street (A6053), a busy retailing thoroughfare which also provides direct access to the M61 some 500 meters to the south. The property is situated in a prominent trading positon close to Farnworth Railway Station. Nearby occupiers including NatWest, Home Bargains, Iceland, Lloyds Bank and a mix of local cafes, restaurants and retailers.		This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given i respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The		
Sector	Auction Venue	The town's	two major car parks are also located close by.	Receivers are not bound to accept the highest or any offer.		
High Street Retail	Live Streamed Auction					
		Tenure		Completion Period		
On Behalf of Joint LPA Receivers				-		

Virtual Freehold. Held from 09/05/2006 for a term of 999 years at a peppercom ground rent.

Six week completion

DISCLAIMER

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	167.70	(1,805)	DONE BROTHERS (CASH BETTING) LIMITED t/a Betfred (1)	15 years from 21/07/2004 Holding Over	£30,000
Total Approximate Floor Area		167.70	(1,805) (2)			£30,000

(1) For the year ending 26/09/2021 Done Brothers (Cash Betting) Limited (CRN 01277703) reported a Turnover of £244,150,000, a Pre-Tax Profit of negative £28,470,000 and a Net Worth of £114,809,000 (NorthRow 18/11/2022). Done Brothers is part of Betfred, a bookmaker based in the United Kingdom and operating from over 1,480 shops (www.betfred.com).
 (2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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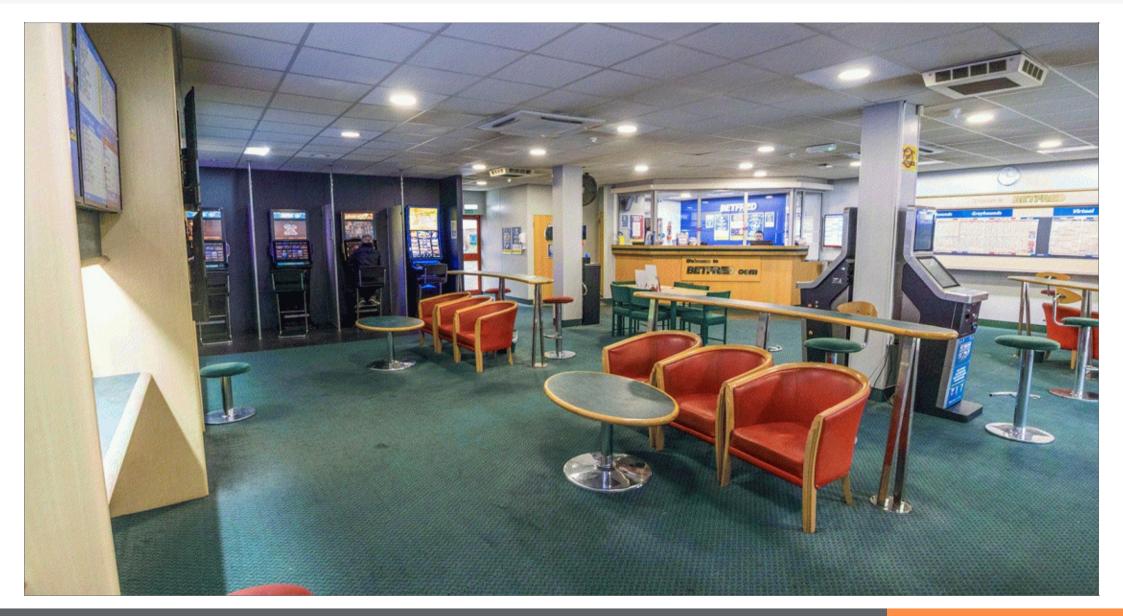




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#### Contacts

#### Acuitus

Seller's Solicitors

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk Pinsent Masons LLP 30 Crown Place, Earl St, London West Midlands EC2A 4ES

Elizabeth Ward 020 7418 7000 Elizabeth.Ward@pinsentmasons.com

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