

**Lot 29, 10 Cricklade Street, Cirencester,  
Gloucestershire GL7 1JH**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



High Yielding Leasehold Retail and Residential Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### High Yielding Leasehold Retail and Residential Investment

- Comprises a betting office with separately let flat above
- Shop trading as Betfred (Holding Over - New Lease Agreed) (2)
- Self-contained three bed flat above let on an AST from May 2023
- Affluent Cotswold market town
- Nearby retailers include M&S Simply Food, Caffè Nero, WHSmith, Joules, Crew Clothing, Accessorize and Clarks

#### Lot

29

#### Auction

2nd November 2023

#### Rent

Gross: £50,975 per Annum  
Exclusive  
Net: £50,730

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

17 miles north-west of Swindon, 29 miles south-east of Gloucester, 36 miles north-east of Bristol

#### Roads

A417, A419, A429, A433, M4(J15), M5 (J13)

#### Rail

Kemble Train Station

#### Air

Bristol International Airport

### Situation

The property is located on Crickdale Street, one of Cirencester's main retailing thoroughfares, close to its junction with Market Place. Nearby retailers include M&S Simply Food, Caffè Nero, WHSmith, Joules, Crew Clothing, Accessorize and Clarks.

### Tenure

Leasehold. Held for a term commencing on 30/04/2012 and expiring on 24/03/2050 at a fixed ground rent of £245 p.a.

### EPC

Band D

### Description

The property comprises a betting office arranged on the ground floor with a separately accessed three bed flat arranged on the first floor.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

| Floor        | Use                      | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft | Tenant                                   | Term  | Rent p.a.x.        |
|--------------|--------------------------|----------------------------|-----------------------------|--|---|--------------------|
| Ground       | Betting Office/Ancillary | 116.83                     | (1,258)                     | DONE BROTHERS (CASH BETTING) LIMITED (1) | 5 years from 30/04/2012 (Holding Over) (2)          | £42,500 (2)        |
| First        | Residential - 3 bed flat | 95.53                      | (1,028)                     | TWO INDIVIDUALS                          | Held on an AST for a term of 1 year from 01/05/2023 | £8,475             |
| <b>Total</b> |                          | <b>212.36</b>              | <b>(2,286)</b>              |  |   | <b>£50,975 (2)</b> |

(1) For the year ending 25th September 2022, Done Brothers (Cash Betting) Limited reported an annual turnover of £418,840,000, a pre-tax profit of £40,464,000 and a net worth of £77,595,000 (www.northrow.com).

(2) The tenant is currently holding over on a lease that expired on 29/04/2022. A renewal of the existing lease has been agreed for a term of 5 years with no breaks at a new rent of £26,500 per annum.



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## Contacts

### Acuitus

**David Margolis**

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Solomon Taylor & Shaw**

3 Coach House Yard, Hampstead High Street

London

NW3 1QF

**Barry Shaw**

0207 317 8679

[barry@solts.co.uk](mailto:barry@solts.co.uk)

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September 2020