

Lot 37, 1-2 High Street, Treorchy,

Glamorgan CF42 6AE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Done Brothers (Cash Betting) Limited
- Recently renewed 5-year lease from March 2024 (No breaks)
- VAT-free investment
- Nearby occupiers include Iceland Supermarket, Superdrug, Boots Pharmacy, Domino's and Greggs

Lot

37

Auction

9th May 2024

Rent

£18,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

21 miles north-west of Cardiff, 26 miles east of Swansea

Roads

A4058, A4061, A4107

Rail

Treorchy Train Station

Air

Cardiff Airport

Situation

The property is prominently situated on the north side of High Street (A4061), in the heart of the town centre. Nearby occupiers include Iceland Supermarket, Superdrug, Boots Pharmacy, Domino's and Greggs.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a double-fronted betting office arranged on the ground and first floors.

VAT

VAT is not applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground/First	Betting Office/Ancillary	163.78	(1,763)	DONE BROTHERS (CASH BETTING) LIMITED (2) (t/a Betfred)	5 years from 13/03/2024 on a full repairing and insuring lease	£18,500
Total		163.78	(1,763)			£18,500

(1) Areas provided by VOA (www.tax.service.gov.uk/business-rates).

(2) For the year ending 25/09/2022, Done Brothers (Cash Betting) Limited reported a turnover of £418,840,000, a pre-tax profit of £40,464,000 and a net worth of £77,595,000 (www.northrow.com).

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2024