

lot 76

6 Market Place  
Newbury, Berkshire RG14 5AY

Rent  
£75,000  
per annum  
exclusive

Prominent Betting Shop Investment

- Let to Ladbrokes Betting & Gaming Limited
- Lease expires December 2022
- Prominent corner location opposite The Kennet Shopping Centre with tenants including Pizza Express, TK Maxx, Nando's and Caffè Nero

- Other nearby occupiers include Vue Cinema, Bill's, Ask and White Stuff
- Vat Free Investment



Location

Miles: 19 miles west of Reading  
27 miles south of Oxford  
Roads: A4, A39, A339, M4 (Junction 13)  
Rail: Newbury Railway Station  
Air: Heathrow Airport

Situation

The property is situated in a prominent corner position at the junction of Market Place and Bear Lane. Immediately opposite is The Kennet Shopping Centre, housing occupiers including Pizza Express, Superdrug, Poundland and Caffè Nero. Other nearby occupiers include Marks & Spencer, Tesco Metro, Boots the Chemist, H&M, New Look, Bill's and Ask Italian.

Description

The property comprises a ground floor betting office, forming part of a larger building. The tenant occupies the majority of the ground floor.

Tenure

Virtual Freehold. To be held for a term of 999 years from completion at a peppercorn ground rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Betting Office/ Ancillary	287.53 sq m (3,095 sq ft)	<b>LADBROKES BETTING &amp; GAMING LIMITED (1)</b>	10 years from 03/12/2012 on a full repairing and insuring lease	£75,000	03/12/2017 (02/12/2022)
<b>Totals</b>		<b>287.53 sq m (3,095 sq ft)</b>			<b>£75,000</b>	

NB. The Seller has served notice on the residential tenants on the upper floors, pursuant to Section 5B of the Landlord and Tenant Act 1987.  
(1) For the year ending 31st December 2014, Ladbrokes Betting & Gaming Limited reported a turnover of £824,322,000, pre-tax profits of £57,141,000 and a total net worth of £1,096,567,000 (Source: Experian Group 25/05/2016).

For further details please contact:

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Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



Seller's Solicitors:

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