

**Lot 31, 24/26 Fore Street, St. Austell,**

**Cornwall PL25 5EP**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Newly-Opened Freehold Betting Office with Vacant Upper Parts**

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

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## Property Information

### Newly-Opened Freehold Betting Office with Vacant Upper Parts

- Large ground floor shop let to Betfred
- New 10 year lease from May 2024 (subject to option)
- Tenant relocated from previous town centre location
- Separately-accessed vacant upper floors - approximately 3,175 sq ft with residential conversion potential into four flats (subject to consents) - see floor plans
- Prime town centre location with nearby retailers including Iceland, Holland & Barrett, Boots the Chemist, Costa, Subway, Timpson and JD Wetherspoon

**Lot** 31  
**Auction** 9th July 2024

**Rent**  
£25,000 per Annum Exclusive  
plus circa 3,175 sq ft vacant upper floors

**Sector**  
High Street  
Retail/Residential/Development

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 13 miles north-east of Truro, 39 miles west of Plymouth, 74 miles south-west of Exeter  
**Roads** A30, A39, A390, A3058  
**Rail** St Austell Railway Station  
**Air** Newquay Airport

### Situation

The property is prominently situated on the north side of the pedestrianised Fore Street, close to the White River Place Shopping Centre. Nearby retailers include Iceland, Holland & Barrett, Boots the Chemist, Costa, Subway, Timpson and JD Wetherspoon.

### Tenure

Freehold.

### EPC

Band D

### Description

The property comprises a newly opened betting office arranged on the ground floor, with ancillary accommodation on the first and second floors, offered vacant, and accessed from both Fore Street and Biddicks Court. The upper floors may be suitable for change of use to residential, subject to obtaining the necessary consents. The property benefits from rear loading access.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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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.	Rent Review
Ground	Betting Office/Ancillary	281.30	(3,027)	DONE BROTHERS (CASH BETTING) LIMITED (2) (t/a Betfred)	10 years from 15/05/2024 (3)	£25,000	15/05/2029
First Second	Ancillary Ancillary	239.80 55.20	(2,581) (594)	VACANT	-	-	-
<b>Total</b>		<b>576.30</b>	<b>(6,202)</b>			<b>£25,000</b>	

(1) Floor areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-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](http://www.northrow.com))

(3) The lease is subject to a tenant option to determine on 15/05/2029.



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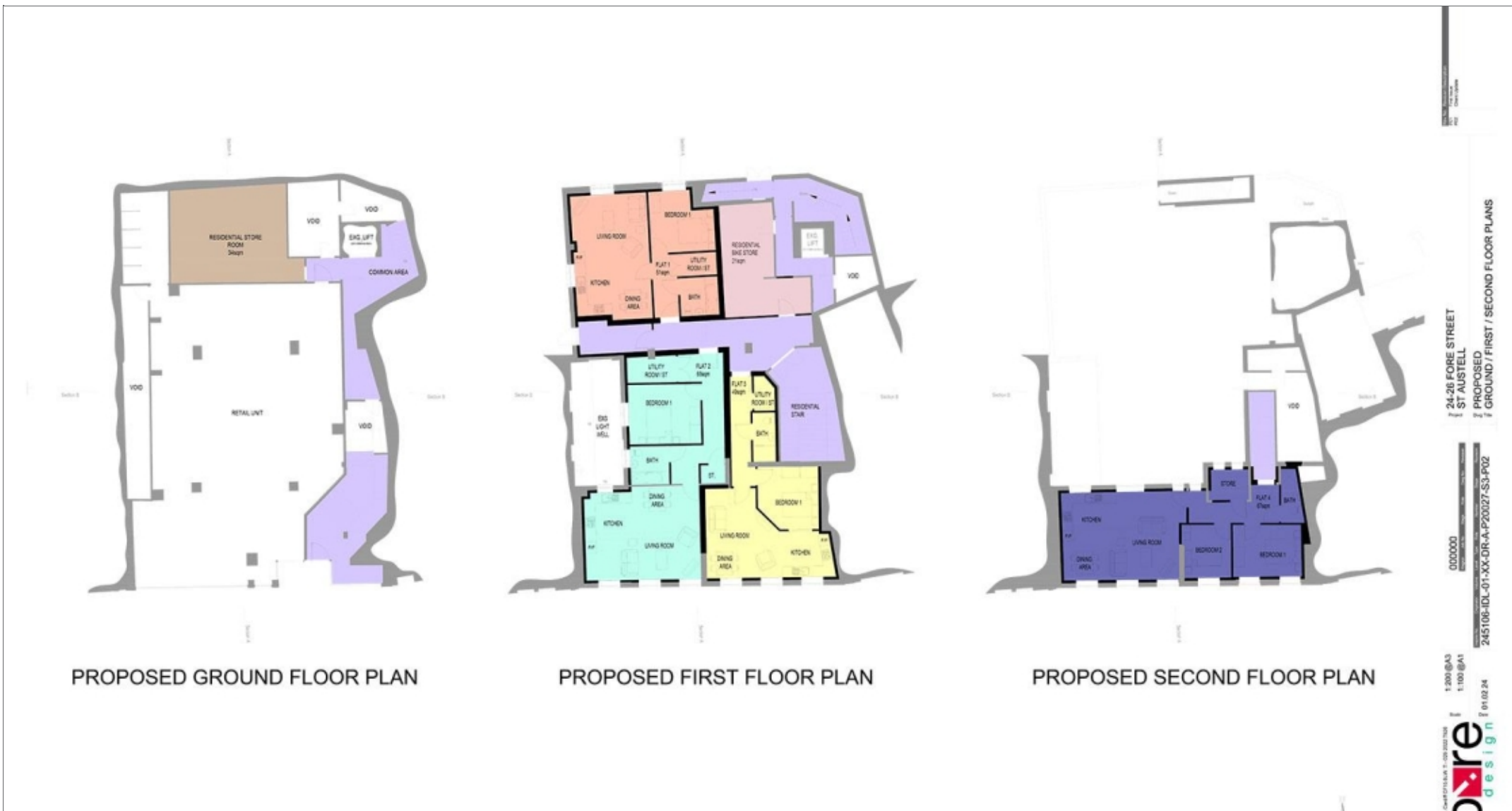
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## Contacts

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2024

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