



### DESCRIPTION

This retail investment offers an opportunity to acquire a long leasehold shop premises in a vibrant neighbourhood shopping parade in Bracknell. The property is let to Betting Shop Operations Ltd (CRN 05612444), trading as Jennings Bet, a well-established bookmaker with a presence across England, Jersey, and the Isle of Man.

### TENANCY INFORMATION.

#### *Salient details of the business lease:*

The lease dated 31<sup>st</sup> January 2013 to 30<sup>th</sup> Jan 2028 assigned on the 9<sup>th</sup> March 2023 to the current tenant. The passing rent is £15,000 per annum exclusive of utilities, business rates, service charges, building insurance and VAT (if/where applicable).

**EPC** Asset rating 43B

### BUSINESS RATES.

The billing authority is Bracknell Forest Council  
Rateable Value  
£9600 (VOA April 2023 – present)

### SHOP 7, THE SQUARE HARMONS WATER BRACKNELL BERKS RG12 9LP

### LONG LEASEHOLD RETAIL INVESTMENT FOR SALE

### TERMS

Available as a long leasehold investment subject to the occupational business lease on the ground floor. The long leasehold interest is for 99 years from 30<sup>th</sup> September 1988.

Rent at £10 pa

Guide £165,000 exclusive of VAT (if/where applicable)

### LEGAL COSTS

Each party to bear their own legal costs in this matter.

### VAT

All figures are quotes exclusive of VAT (if/where applicable).

### LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes.

Copies of leases and title information available on request.

### VIEWING

Via Focus Commercial 01753 770124

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