

LADBROKES CORAL
GROUP

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1 August 2018

Council of South Bedfordshire
The District Offices
High Street North
Dunstable
LU6 1LF

SUBJECT TO CONTRACT
WITHOUT PREJUDICE

Dear Sir/Madam,

Re: 6 Hillborough Crescent, Houghton Regis, Bedfordshire
Break Date: 23/06/2019

As you may be aware the retail betting industry is facing unprecedented uncertainty caused by the Government's introduction of a maximum stake limit on gaming machines within our retail estate. The income from the gaming machines is an important component of shops profitability. The implementation of the limit will follow a parliamentary vote likely to take place in 2019.

As I am sure you will appreciate we actively monitor the performance of our shops and the future of this shop is uncertain given the anticipated reduction in income.

The lease of the premises contains a break which permits Ladbrokes/Coral to terminate the lease on 23/06/2019. While the future of the shop is unclear our preference would be to not exercise the break at this time and move the break to 23/06/2020 to allow for sufficient time to assess the impact of the new limit. We hope that following the introduction of the staking limit we will be able to make the business successful.

I hope the above proposal is acceptable and I look forward to hearing from you at your earliest convenience.

Yours faithfully,



Sara Norfolk BSc (Hons) MRICS
Regional Estates Manager

Central Bedfordshire Council

07 AUG 2018

Public Protection