



6 WEEK COMPLETION



SITUATION

Occupying a prominent position in the heart of the town centre adjacent to **Boots** close to the junction with Baker Street amongst such multiple occupiers as **Post Office, Ladbrokes, Jonathan James, Co-Operative Travel, HSBC** and **Specsavers** and diagonally opposite the town centre car park. Hucknall lies 4 miles north west of Nottingham town centre and benefits from good road links via the M1.

PROPERTY

An impressive detached property comprising a **Large Ground Floor Restaurant** with internal gallery style staircase to a **First Floor**. The property also benefits from an external rear store plus parking for 2 cars.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	56'2"
Internal Width	53'10"
Restaurant and Built Depth	35'9"
Sales Area	Approx 1,745 sq ft
Kitchen Area	Approx 160 sq ft
WC	
External Store	Approx 225 sq ft

First Floor

(Tenant in process of converting to a Function Suite)
Area Approx 940 sq ft
3 WC's

£22,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Rahman as an Indian Restaurant** for a term of 20 years from 27th January 2011 at a current rent of **£22,000 per annum** exclusive.

Rent Reviews 2016 and 5 yearly

Note 1: We are informed that the tenants spent over £100,000 fitting out the property.

Note 2: There is a rent deposit held of £5,500

VENDOR'S SOLICITORS

Read Roper and Read – Tel: 0161 832 6905
Ref: C. Mullen Esq – Email: law@readroper.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts