



6 WEEK COMPLETION

SITUATION

Located in this town centre pedestrianised retail thoroughfare, adjacent to **Carphone Warehouse** and **Holland & Barrett** and amongst such multiples as **New Look, Co-op Travel, Mcdonalds, Sports Direct, Currys** and diagonally opposite the entrance to the **Albion Shopping Centre**.

Ilkeston is located 8 miles north-east of Derby and 7 miles west of Nottingham with good access via the M1 motorway (Junctions 25 and 26).

PROPERTY

A mid-terraced property comprising a **Ground Floor Double Shop** with internal access to **Ancillary Storage** on the First and Second Floors. In addition, the property fronts Club Row Customer Car Park.

VAT is payable in respect of this Lot

FREEHOLD

£47,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	31'6"
Internal Width	26'9"
Shop and Built Depth	63'7"
Sales Area	Approx 1,605 sq ft

First Floor Storage

Area	Approx 1,005 sq ft
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WC

Second Floor Storage

Area	Approx 705 sq ft
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Total Area

Approx 3,315 sq ft

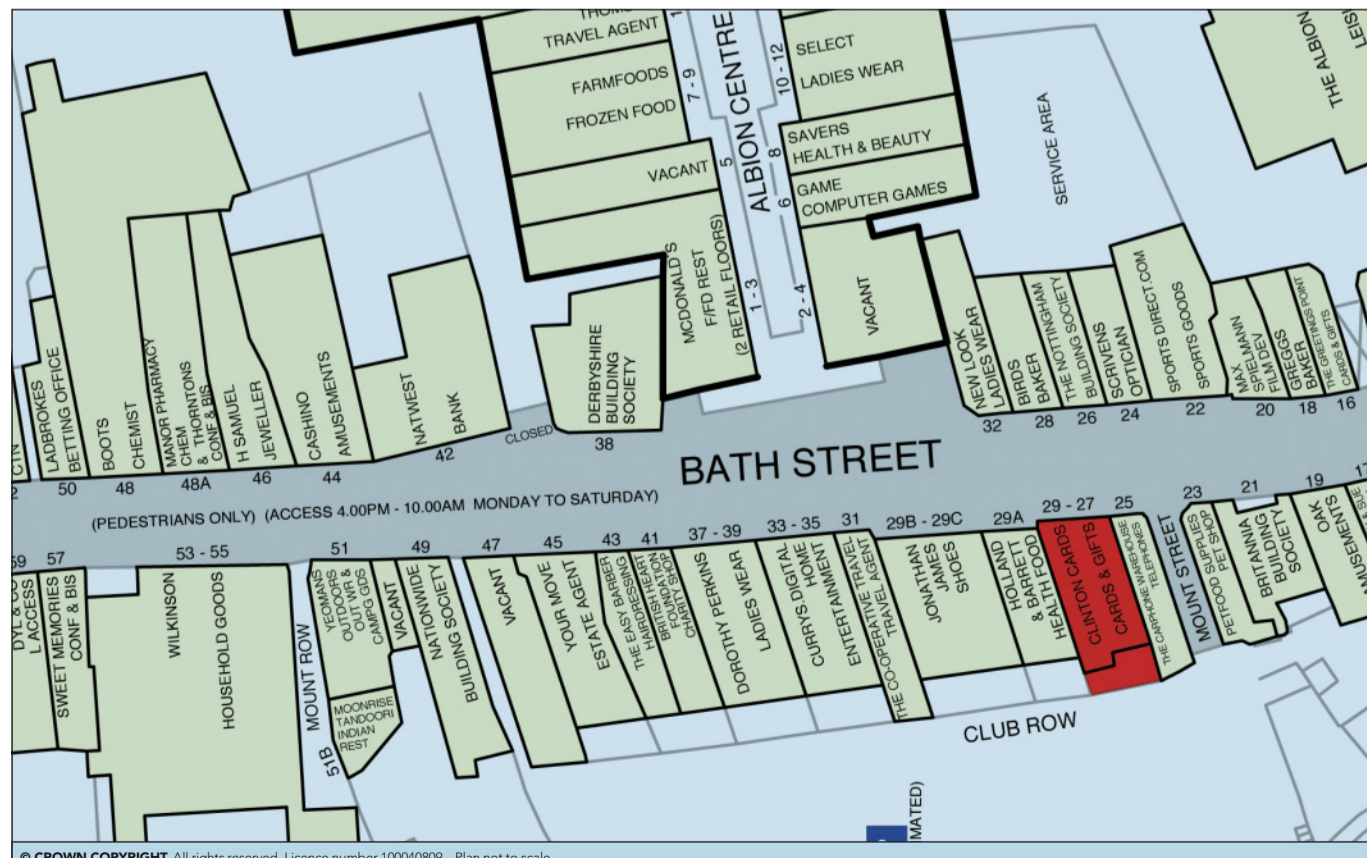
TENANCY

The entire property is let on a full repairing and insuring lease to **Clinton Cards PLC (having over approx 650 branches) (T/O for Y/E 01/08/10 £400m, Pre-Tax Profit £11m and Net Worth £19.1m)** for a term of 25 years from 4th May 1990 at a current rent of **£47,500 per annum** exclusive.



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View Along Bath Street



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VENDOR'S SOLICITORS
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FOR SUCCESSFUL BUYERS, PLEASE REFER TO PAGE 4 OF THIS ADVERTISEMENT
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts