



SITUATION

Located in the city centre, close to the junction with Upper Parliament Street near to City Gate West which houses **Ernst & Young, IBM** and **HSE**, near an **RBS** and **Londis**. The parade enjoys a high occupancy level by a number of well established specialist retailers and is within close proximity to the Playhouse Theatre and Park. Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands with excellent road access via the M1 (Junctions 24-26).

PROPERTY

Forming part of a mid-terrace Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'10"
Internal Width	26'0"
Shop Depth	37'5"
Built Depth	44'7"
WC	

Basement

Storage Area	Approx 815 sq ft
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VAT is payable in respect of this Lot

£16,650 per annum

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

TENURE

Leasehold for a term from 9th August 2012 to 9th September 2144 (132 years and 1 month) at a fixed ground rent of £1 p.a.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Ferguson Interiors Ltd as Kitchen Designers** (www.fergusoninteriors.co.uk) for a term from 2nd February 2004 to 28th September 2020 (by way of a reversionary lease) at a current rent of **£16,650 per annum exclusive (See Note)**.

Rent Reviews 2013 and 3 Yearly

Note: There is a personal concession to £15,400 p.a. until 02/02/13, but the Vendor will make up the rent shortfall on completion.



VENDOR'S SOLICITORS
Lawrence Stephens Solicitors - Tel: 020 7936 8888
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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