



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** and **Mezzanine** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'4"
Internal Width	17'0"
Shop & Built Depth	43'9"

Mezzanine

Office Area	Approx 180 sq ft
WC	

Basement

Storage Area	Approx 560 sq ft
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£10,750 per annum

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

VAT is payable in respect of this Lot

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 **Flooring Trends Ltd as Flooring Specialists (www.flooringtrends.co.uk)** for a term of 12 years from 7th September 2006 at a current rent of **£10,750 per annum** exclusive (**See Note 1**).

Rent Reviews September 2012 and 2015

Note 1: There is a personal concession to £9,500 p.a. until 07/09/12, but the Vendor will make up the rent shortfall on completion.

Note 2: The tenant has been in occupation since 2004.

VENDOR'S SOLICITORS

Lawrence Stephens Solicitors – Tel: 020 7936 8888
Ref: S. Messias Esq – Email: smessias@lawstep.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