



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 Salon/Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'0"
Internal Width	14'11"
Shop Depth	36'1"
Built Depth	43'0"

Basement

Salon/Storage Area	Approx 545 sq ft
WC	

£10,000 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 **Melanie Prince and Natalie Clayton t/a Soul Hairdressing** for a term of 12 years from 1st December 2008 (**See Note 1**) at a current rent of **£10,000 per annum** exclusive.

Rent Reviews December 2011 (Outstanding) and 3 Yearly

Note 1: Prior to their occupation, the tenant traded from another location within the city centre.

Note 2: The November 2012 Break is no longer operable by the Tenant.

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