



SITUATION

Located in the town centre amongst such multiples as **Asda, Cancer Research UK, Specsavers, Halfords, HSBC** and **William Hill**.

Arnold is a suburban shopping centre approximately 5 miles north of Nottingham city centre and benefits from good road links with the M1 (Junction 26) being 7 miles to the west.

PROPERTY

Forming part of a mid terrace parade comprising a **Ground Floor Shop** benefitting from use of a rear service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage		17'11"
Internal Width		17'1" widening to 27'3"
Shop Depth		32'4"
Built Depth		52'2"
Sales Area	Approx	690 sq ft
Store/Office Area	Approx	395 sq ft
Total Area	Approx	1,085 sq ft
WC		

VAT is payable in respect of this Lot

£18,360 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Oxfam (having almost 700 branches)** for a term of 10 years from 20th March 2007 at a current rent of **£18,360 per annum** exclusive.

The Tenant's March 2014 Break was not exercised.



View from property along Front Street

VENDOR'S SOLICITORS
Freemans Solicitors – Tel: 020 7935 3522
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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 £500 (including VAT) upon exchange of contracts