



**SITUATION**

Located in this town centre pedestrianised retail thoroughfare opposite **Greggs**, adjacent to **Britannia** and amongst such multiples as **Carphone Warehouse, Holland & Barrett, New Look, Co-op Travel, Mcdonalds, Sports Direct, Timpson, The Money Shop** and within close proximity to the entrance of 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 terrace building comprising a **Ground Floor Amusement Arcade** with ladder access to **Ancillary Accommodation (currently unused)** at first floor level. In addition, the property benefits from parking for 2 cars at the rear.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	22'1"
Internal Width	18'10"
Shop Depth	35'2"
Built Depth	48'1"
WC	

**First Floor Ancillary Storage**

Not Inspected

**£15,000 per annum**

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

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Nexstar Limited** as an **Amusement Arcade (having 2 branches)** for a term of 9 years from 15th July 2013 at a current rent of **£15,000 per annum** exclusive.

**Rent Reviews and Tenant's Breaks 2016 and 3 yearly**

**Note: The property has been used as an Amusement Arcade for over 20 years.**



**VENDOR'S SOLICITORS**

Axiom Stone – Tel: 020 8951 6989  
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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