

6 WEEK COMPLETION



SITUATION

Located in this town centre pedestrianised retail thoroughfare opposite **Greggs**, and amongst such multiples as **Carphone Warehouse, Holland & Barrett, New Look, Co-op Travel, Sports Direct, Lloyds Bank, Sue Ryder, Scrivens, Timpson** and **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) (See Note)** 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
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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