By order of Trustees In same family ownership for over 50 years



### **SITUATION**

Located in the Town Centre adjacent to a Retail Park which includes Matalan and within 300 yards of the **Intu Centre** (now renamed Derbion) which includes such major multiples as **Marks & Spencer, Boots, Next** and **Sainsbury's**.

Derby is approx. 10 miles west of Nottingham and one of the major towns in the Midlands.

### **PROPERTY**

## 3 interconnecting commercial buildings:

- No. 77 is a mid terraced building planned on ground and first floor.
- No. 79 is a mid terraced building planned on ground, first and second floors.
- No. 81 is an end of terraced building planned on ground, first and second floors.

In addition, there is drive in access to the rear of No. 81 to a yard for parking up to 4 cars.



VAT is NOT applicable to this Lot

#### **FREEHOLD**

Note: There is a 6 week completion.

£26,500 per annum

Vendor's Solicitors

Gardner Leader LLP
Tel: 01635 508 080 Ref: Greg Humphreys
Email: g.humphreys@gardener-leader.co.uk



# **TENANCIES & ACCOMMODATION**

Property & Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor (Nos. 77 & 79) Area First Floor (Nos. 77 & 79) Area First Floor (front section over No. 8 Area Total Area	Approx. 1,928 sq ft Approx. 1,521 sq ft 1) Approx. 115 sq ft Approx. 3,564 sq ft	Rattle and Drum Ltd (Musical instruments and musician teachers)	10 years from 29th September 2013	\$20,000	FRI (Lessee not liable for plastering dampness to wall on ground floor or to install damp proof course).
Plus Rear Car Parking					
Ground Floor (No. 81) Area First Floor (rear section of No. 81) Area Second Floor (Nos. 79 & 81) 3 Rooms, Kitchen, Shower Room/W Area	Approx. 624 sq ft Approx. 136 sq ft  /C¹ Approx. 700 sq ft	Rattle and Drum Ltd (Musical instruments and musician teachers)	10 years from 29th September 2013	<b>£6,500</b>	FRI
Total Area	Approx. 1,460 sq ft				
				Total: £26,500	

<sup>1</sup>Not inspected by Barnett Ross.