

Lot 6

1 Dover Court, Horninglow Road North,
Burton-on-Trent, Staffordshire DE13 0SP

*Reserve below £160,000

Gross Yield 11.7%
6 week completion



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SITUATION

Located at the junction with Dover Road in this neighbourhood parade serving the surrounding residential area. Burton-on-Trent is located approx. 28 miles north-east of Birmingham and 11 miles south-west of Derby.

PROPERTY

An end of terrace building comprising a **Ground Floor Retail Unit** with internal access to **Ancillary Storage** on the first floor. In addition, the property benefits from use of a service area for unloading and a customer car park at the rear.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 29th September 1986 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Retail Unit & First Floor Store	Ground Floor Retail Unit Gross Frontage 63'3" Internal Width 57'9" (max) Built Depth 94'3" Area Approx. 4,775 sq ft First Floor Ancillary Area Approx. 1,915 sq ft Ladies & Gents WCs Total Area Approx. 6,690 sq ft	The Carpet Stop (Derby) Ltd (with personal Guarantor)	10 years from 25th December 2019 (In occupation since 2009)	£18,650	FRI Rent Review December 2024. Tenant's Breaks December 2022 and 2024. £4,750 Rent Deposit held.
Part roof and airspace		AP Wireless II (UK) Limited	50 years from 26th October 2018	Peppercorn	Tenant's break at any time on 1 months notice.
				Total: £18,650	



Interior view

£18,650 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

ISC Lawyers

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