



SITUATION

In the heart of the City Centre, close to the junction with London Road and the entrance to the **Derbion Shopping Centre**, opposite **Ladbrokes** and nearby other multiples such as **Waterstones**, **Bonmarché**, **Tui**, **Puregym** and a variety of independent retailers. Derby is a major commercial centre located approximately 14 miles west of Nottingham and benefits from excellent road links via the M1 (Junction 25) and the A52.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with internal access to **Ancillary Accommodation** on first floor. In addition, the property includes a section of **Rear Land of Approx. 4,000 sq ft** – see **Note 2**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The tenant did not operate their 2021 Break Clause.

Note 2: The Rear Land is currently vacant but it is partly subject to a right of way – see Office Copy Entries & Title Plan in the legal pack.

Note 3: The adjoining property (No. 113) is also being offered for sale in this auction - see lot 25.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'8"
Internal Width	15'0"
Shop Depth	56'0"
Built Depth	77'6"
Sales Area	Approx. 763 sq ft
Kitchen Area	Approx. 110 sq ft
2 WCs	

Basement

Area	Approx. 475 sq ft
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First Floor Ancillary

Area	Approx. 538 sq ft
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Total Area **Approx. 1,886 sq ft**

TENANCY

The property is let on a full repairing and insuring lease to **Amplifon Limited (Hearing Specialists) (having more than 100 branches)** for a term of 10 years from 14th March 2016 at a current rent of **£27,500 per annum** exclusive.

£27,500 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Bulleys Chartered Surveyors
Tel: 01902 713 333 Ref: Ian Appleby
Email: ian.appleby@bulleys.co.uk

Vendor's Solicitors

B P Collins LLP
Tel: 01753 889 995 Ref: Emily Halley
Email: emily.halley@bpcollins.co.uk

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

