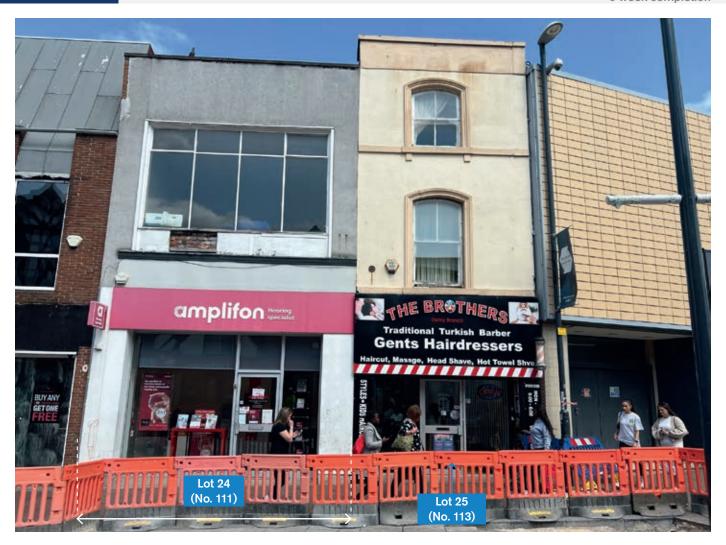
Gross Yield 13.75% In the same ownership for 36 years 6 week completion



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

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

First Floor Ancillary

Area Approx. 538 sq ft **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

Joint Auctioneers

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Vendor's Solicitors

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