



SITUATION

In this retail parade located close to the junction with Brand Street and directly opposite the **Lady Bay Retail Park** housing multiples such as **The Range, Hobbycraft, Dreams, Burger King, Greggs, Subway** and more, close to Nottingham Forest and Notts County Football Clubs, Trent Bridge Cricket Ground and less than a mile from the City Centre. Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands enjoying excellent road access via the M1 (Junctions 24–26).

PROPERTY

A mid terrace building comprising a **Ground Floor Take-Away** with separate rear access to a **Self-Contained 2 Bed Flat** on first and second floors.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	15'2"
Internal Width	13'6"
Shop Depth	33'7"
Built Depth	43'11"
WC	

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA of flat Approx. 735 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Pathak & Son Limited (with personal guarantor) t/a Curried Away (see Note 1)** for a term of 10 years from 16th June 2023 at a current rent of **£15,000 per annum** exclusive.

Rent Review 2026 and 3 yearly

Tenant's Break 2028

Note 1: We understand the tenant operates other retail units in the region.

Note 2: There is a £5,000 Rent Deposit held.

Note 3: Refer to the Auctioneers for the video tour of the Flat.

£15,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Burnetts
Tel: 01228 552 222 Ref: Jessica Quigley
Email: jq@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

