



Tenure

Freehold.

Location

Chesterfield is an affluent market town located 12 miles south of Sheffield and 24 miles north of Derby. The town has excellent road communications via the A61 and the A617 providing access to the M1 Motorway (Junction 29) 5 miles away. The town also benefits from regular rail services to Manchester, Birmingham and London St Pancras. The property is situated within the pedestrianised town centre on the south side of Central Pavement. The property is close to Market Place, which hosts regular open air markets that extend into Central Pavement. The property is adjacent to McDonald's and benefits from being close to both the Pavements Shopping Centre and Vicar Lane Shopping Centre.

Other occupiers close by include Boots, Santander, Halifax, Caffè Nero, Vision Express and Costa Coffee, amongst others.

Description

This attractive Grade II listed property comprises two shop units. 1 Central Pavement trades as Pandora and is arranged on lower ground, ground and two upper floors. 1A Central Pavement trades as Ecigwizard and is arranged on basement, lower ground, ground and two upper floors.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

1 Low Pavement: EPC Rating 84 Band D

1A Low Pavement: EPC Rating 110 Band E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Pandora Jewellery UK Limited (1)	Ground Floor (Sales) 98.19 sq m Lower Ground Floor (Stores) 3.80 sq m First Floor (Stores) 14.95 sq m Second Floor (Stores) 15.14 sq m	(1,057 sq ft) (41 sq ft) (161 sq ft) (163 sq ft)	A term of years from 31.07.2018 to 23.02.2024 Rent review 24.02.2019 FR & I	Rent Review 2019 outstanding
1A	Electronic Cigarettes Limited (2) (t/a Ecigwizard)	Basement (Stores) 49.70 sq m Ground Floor (Sales) 18.30 sq m Lower Ground Floor (Stores) 4.55 sq m First Floor (Stores) 44.03 sq m Second Floor (Stores) 43.57 sq m	(535 sq ft) (197 sq ft) (49 sq ft) (474 sq ft) (469 sq ft)	10 years from 31.08.2018 Rent review and tenant's option to break in the 5th year FR & I subject to a schedule of condition	Rent Review 2023

NB. Not inspected by Allstop. Areas and dimensions provided by Joint Auctioneer.

(1) Website Address: www.pandora.net. Pandora has been in occupation of this shop since 2014.

For the year ended 31st December 2017, Pandora Jewellery UK Limited reported a turnover of £343,352m, a pre-tax profit of £75,049m, shareholders' funds of £91,168m and a net worth of £68,996m. (Source: Experian 13.02.2019.)

(2) Website Address: www.ecigwizard.com. Ecigwizard has over 45 shops nationwide.

For the year ended 31st July 2018, Electronic Cigarettes Limited reported shareholders' funds of £1,316,761 and a net worth of £1,296,761. (Source: Experian 13.02.2019.)

(3) Electronic Cigarettes Limited pays £9,500 per annum for the first year of the term rising to £19,000 per annum on 31st August 2019. The Vendor will top up rent so the purchaser is effectively receiving £19,000 per annum from completion of the sale to 31st August 2019.

Total £61,500 p.a.⁽³⁾

Chesterfield

1/1A Central Pavement (also known as Low Pavement) Derbyshire S40 1PS

- **Attractive Freehold Shop Investment**
- Pedestrianised town centre location
- Comprises two shops, one let to Pandora
- Rent Reviews from 2019 (outstanding)
- Total Current Rents Reserved
£61,500 pa⁽³⁾

COMPLETION 7TH MAY 2019



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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