

Derby

348 Abbey Street Derbyshire DE22 3SZ

- **Freehold Shop and Residential Investment**
- Comprising a shop with self-contained upper parts
- Located within a predominantly residential area
- No VAT applicable
- Shop Rent Review August 2014
- Total Current Rents Reserved
£27,792 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The attractive city of Derby, a well established retail and commercial centre with a population of some 230,000, is located 30 miles north-west of Leicester and 16 miles west of Nottingham. The city benefits from extensive road and rail communications with the M1 (Junction 25) passing within 8 miles of the centre. East Midlands Airport is located 11 miles north-west.

The property is situated in a prominent corner position at the junction of Burton Road and Abbey Street in a predominantly residential area approximately 1 mile from the city centre.

Occupiers close by include a range of independent local occupiers.

Description

The property is arranged on ground and two upper floors to provide a shop with self-contained upper floors.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 84 Band D for the Shop and Range EPC Rating 56 Band D to EPC Rating 68 Band D for the Upper Floors (Copies available on website).

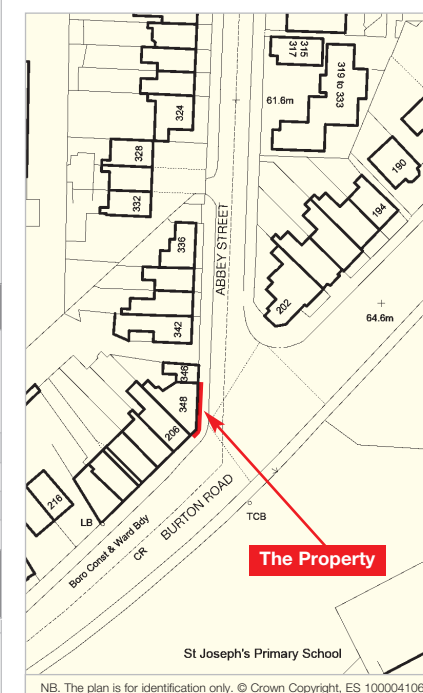
Viewings

To be held by appointment only. Please e-mail your viewing request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 121 Derby**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Retail	Elton Toshoni (t/a Abbey Foods)	Gross Frontage 6.00 m Net Frontage 4.45 m Return Frontage 1.45 m Shop Depth 10.10 m Built Depth 12.50 m	(19' 9") (14' 6") (4' 8") (33' 2") (41')	6 Years from 01.09.2012. Rent review in 2014 FR & I	£9,600 p.a. Rent Review August 2014
Unit 1	Individual	One Room, Kitchen and Bathroom	Assured Shorthold Tenancy for 6 months from 17.06.13	£4,152 p.a.	
Unit 2	Individual	One Room, Kitchen and Bathroom	Assured Shorthold Tenancy for 6 months from 25.01.13	£4,680 p.a.	
Unit 3	Individual	One Room, Kitchen and Bathroom	Assured Shorthold Tenancy for 6 months from 01.08.12	£4,680 p.a.	Holding Over
Unit 4	Individual	One Room, Kitchen and Bathroom	Assured Shorthold Tenancy for 6 months from 14.09.12	£4,680 p.a.	Holding Over

Total £27,792 p.a.



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

Seller's Solicitor P Firth Esq, Firth Lindsay Solicitors. Tel: 0114 276 0586 Fax: 0114 272 4506 e-mail: laura.brooke@firthlindsay.co.uk

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