

Swadlincote

25-31 High Street

Derbyshire

DE11 8JE

- Freehold Shop Investment
 - High Street location
 - 3 shops
 - Trading as Trident Reach The People Charity, Card Factory and YMCA
 - Asset management opportunity
 - Reversions from 2014
 - Total Current Rents Reserved
- £53,333 pa**



Tenure

Freehold.

Location

Swadlincote is located about 15 miles south of Derby and 4 miles south-east of Burton-on-Trent and serves a population of some 36,000. The town enjoys good communications, being in between the A38 and A42, the latter giving access to the M1 Motorway and East Midlands Airport, some 14 miles to the north-east. The property is situated on High Street, the main retail thoroughfare, adjacent to William Hill. Other occupiers close by include Boots, Thomson, Greggs, Wetherspoons, British Heart Foundation, Santander and HSBC.

Description

The property is arranged on basement, ground and one upper floor to provide three self-contained shops. There is no access to the first floor of units 2 and 3. Unit 1 does not benefit from a basement. The property benefits from an enclosed yard shared between the three units.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Trident Reach The People Charity (1)	Gross Frontage 5.7 m (18' 8") Net Frontage 4.9 m (16' 1") Shop Depth 16.2 m (53' 2") Built Depth 19 m (62' 4") First Floor 85.1 sq m (917 sq ft)	3 years from 25.11.2011 Rent review 25.05.2013 FR & I	£12,500 p.a.	Reversion November 2014
2	Sportswift Ltd (t/a The Card Factory) (2)	Gross Frontage 5.7 m (18' 8") Net Frontage 4.9 m (16' 1") Shop Depth 19 m (62' 4") Built Depth 24 m (78' 9") Basement 52.5 sq m (565 sq ft)	10 years from 30.01.2008 Rent review every fifth year FR & I	£23,500 p.a.	Reversion 2018
3	Burton Upon Trent & District YMCA (3)	Gross Frontage 7 m (22' 11") Net Frontage 5.7 m (18' 8") Shop Depth 26.8 m (87' 11") Built Depth 31 m (101' 8") Basement 74.9 sq m (806 sq ft)	6 years from 15.11.2010 Rent review 15.11.2013 FR & I	£17,333 p.a. (4)	Reversion 2016

- (1) For the year ended 31st March 2013, Trident Reach The People Charity reported a pre-tax profit of £155,281 and a net worth of £1.09m. (Source: riskdisk.com 28.02.2014.)
 (2) For the year ended 31st January 2013, Sportswift Ltd reported a turnover of £285.9m, a pre-tax profit of £66.1m and a net worth of £180.6. (Source: riskdisk.com 28.02.2014.)
 (3) For the year ended 31st December 2012, Burton Upon Trent & District YMCA reported a pre-tax profit of £128,396 and a net worth of £602,648. (Source: riskdisk.com 28.02.2014.)
 (4) Rent originally £20,000; discount agreed by Landlord to £17,333.

Total £53,333 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 A Cohen Esq, Fladgate LLP. Tel: 0203 036 7000 e-mail: acohen@fladgate.com