

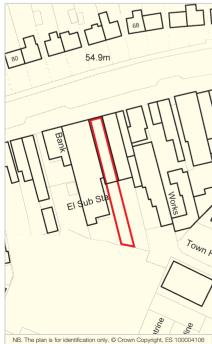
# New Ollerton Unit 2 Forest Road Nottinghamshire NG22 9SU

- Attractive Freehold Shop and Residential Investment
- Shop and self-contained flat above
- Shop let to Oakham Clothing Ltd t/a Jonathan James
- Town centre location
- Shop Rent Review 2013
- VAT is not applicable
- Total Current Rent Reserved

£18,450.04 pa

# SIX WEEK COMPLETION AVAILABLE







## **Tenure**

Freehold.

#### Location

New Ollerton is a town situated approximately 20 miles to the north of Nottingham and has a population of some 9,000. The A614 runs through the town and joins the A1 north of the town.

The property is situated on Forest Road (A6075) between its junction with Larch Road and Briar Road.

Occupiers close by include Lloyds Bank, Superdrug, Ladbrokes and The Co-Op. Also in the vicinity are Tesco, Netto Supermarket and Farmfoods.

## Description

This attractive property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation on part of the first floor. The remainder of the first floor is a self-contained flat comprising 3 rooms, kitchen and bathroom. Access to the flat is from the rear of the property.

#### VAT

VAT is not applicable to this lot.

#### **Documents**

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

Floors	Present Lessee	Accommodation			Lease Terms		Next Review/ Reversion
Ground and Part First Floor	Oakham Clothing Ltd (1)	Built Depth	6.10 m 5.50 m 23.30 m 28.60 m .80 sq m		Rent review every 5th year FR & I	£14,500 p.a.	Rent Review 2013
Part First Floor	Individual	First Floor Flat Comprising 3 Ro	ooms, Kitchen and I	Bathroom	6 month Assured Shorthold Tenancy from 16.03.2011 at £329.17 pcm	£3,950.04 p.a. (annualised)	

(1) For the year ended 31st July 2010, Oakham Clothing Ltd reported a turnover of £17.249m, a pre-tax profiit of £222,000, a net worth of £255,000, and shareholders' funds £379,000. (Source: www.riskdisk.com 01.06.2011.) Jonathan James trade from approximately 50 shops

Total £18,450.04 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

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