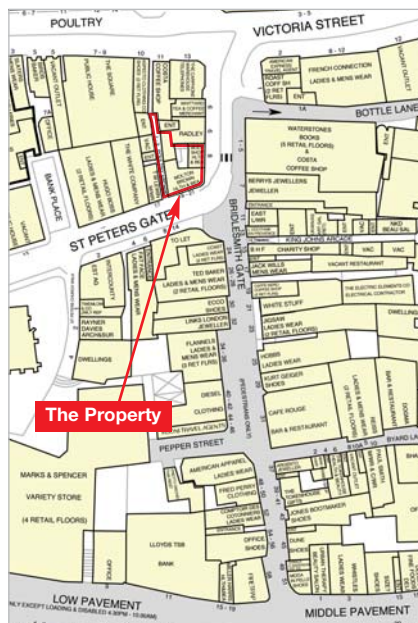


Nottingham

8 Bridlesmith Gate & 19-21 St Peters Gate Nottinghamshire NG1 2GS

- **Two Prime City Centre Freehold Shop Investments**
- Comprising a total of 592.5 sq m (6,381 sq ft)
- High profile corner location
- Let to The Body Shop International plc and Molton Brown Ltd on leases expiring in 2018 and 2020
- No VAT applicable
- Nearby occupiers include T M Lewin (adjacent), Hugo Boss, White Stuff, Ted Baker, Diesel and Links of London
- Rent Reviews from 2013
- **Total Current Rents Reserved**

£245,750 pa



Tenure
Freehold.

Location

The city of Nottingham is the regional capital of the East Midlands. It has a resident population of approximately 270,000 and is the primary shopping destination for over 600,000 people and ranked seventh in the UK for shopping by spending. The city is located approximately 123 miles north of London, 25 miles north of Leicester and 16 miles east of Derby. Nottingham benefits from excellent communications with Junctions 24, 25 and 26 of the M1 motorway located approximately 7 miles to the west of the city centre, Nottingham East Midlands Airport, situated approximately 12 miles to the south-west and frequent rail services to London (St Pancras), Birmingham, Leeds and Manchester.

The property is situated in a prominent corner position at the high profile junction of St Peters Gate and the pedestrianised Bridlesmith Gate, in one of the main pedestrian thoroughfares between Nottingham's two main shopping centres, The Broadmarsh and the Victoria Shopping Centre. Occupiers close by include T M Lewin (adjacent), Hugo Boss, Jack Wills, L'Occitane, The White Company, Diesel, Ted Baker, Links of London, Waterstones, White Stuff, Fat Face and a number of other well known retailers.

Description

This attractive property is arranged on basement, ground and three upper floors to provide two self-contained shops and a total of 592.5 sq m (6,381 sq ft) of accommodation.

8 Bridlesmith Gate provides ground floor sales with basement storage, whilst 19-21 St Peters Gate provides sales accommodation at ground floor, first floor, lower first floor, second floor and lower second floor level with staff/storage accommodation on the third floor and in the basement. Please note the upper floors of 19-21 St Peters Gate also benefit from a separate entrance via St Peters Gate. In addition, the property to be sold includes the freehold reversion of 6 Poultry Arcade.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 95 Nottingham**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8 Bridlesmith Gate	The Body Shop International plc (1)	Gross Frontage 7.10 m (23' 4") Net Frontage 5.95 m (19' 6") Shop Depth 10.75 m (35' 3") Built Depth 11.75 m (38' 6") Ground Floor Sales 75.2 sq m (809 sq ft) Basement 57.0 sq m (613 sq ft) Total 132.2 sq m (1,422 sq ft)	10 years from 29.09.2008 Rent review every 5th year FR & I	£120,750 p.a.	29.09.2013
19-21 St Peters Gate	Molton Brown Ltd (2)	Gross Frontage 5.00 m (16' 5") Net Frontage 4.85 m (15' 11") Return Frontage 11.55 m (37' 10") Shop & Built Depth 12.70 m (41' 8") Basement 55.6 sq m (599 sq ft) Ground Floor Sales 71.8 sq m (773 sq ft) Lower First Floor Sales 36.7 sq m (395 sq ft) First Floor Sales 64.7 sq m (697 sq ft) Lower Second Floor Sales 36.7 sq m (395 sq ft) Second Floor Sales 74.3 sq m (800 sq ft) Third Floor Staff/Storage 120.7 sq m (1,300 sq ft) Total 460.3 sq m (4,959 sq ft)	15 years from 07.04.2005 Rent review every 5th year FR & I	£125,000 p.a.	07.04.2015
6 Poultry Arcade	Royal Ordnance (Crown Service) Pension Scheme Trustees Ltd	Part Ground, First, Second and Basement	999 years from 24.06.1982	Peppercorn	Reversion 2981
(1) No. of Branches: 2,500 (in 60 markets). Website Address: www.thebodyshop.co.uk . For the year ended 2nd January 2010, The Body Shop International plc reported a turnover of £320.5m, a pre-tax profit of £34.7m and a net worth of £256.4m. (Source: riskdisk.com 31.05.2011) (2) No. of Branches: 43 (UK Stores). Website Address: www.moltonbrown.co.uk . For the year ended 31st December 2009, Molton Brown Ltd reported a turnover of £58.195m, a pre-tax profit of £4.338m and a net worth of £42.457m. (Source: riskdisk.com 31.05.2011)				Total £245,750 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 R Thompson Esq, BRM Solicitors. Tel: (01246) 555111 Fax: (01246) 554411 e-mail: russell.thompson@brmlaw.co.uk
Joint Auctioneer N Roper Esq, Fisher Hargreaves Proctor. Tel: 0115 950 7577 Fax: 0115 950 7688 e-mail: noel@fhp.co.uk

