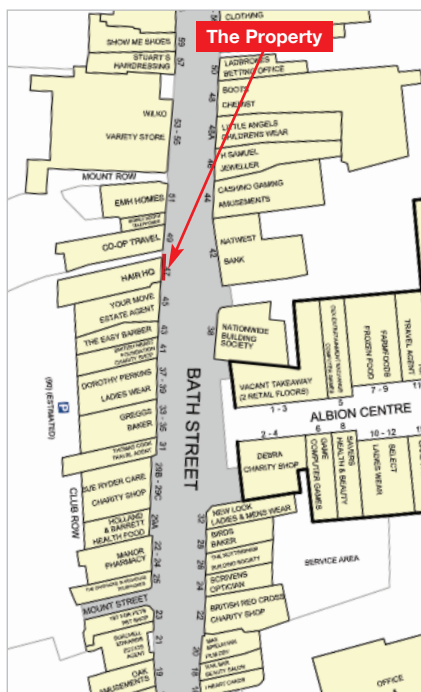


Ilkeston **47 Bath Street** **Derbyshire** **DE7 8AH**

- **Freehold Shop and Residential Investment**
- Comprising a shop and three self-contained flats
- Town centre location close to the Albion Shopping Centre
- Public car park at the rear
- Two flats recently refurbished
- Current Rent Reserved
£20,220 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Ilkeston is located between Derby and Nottingham, and approximately 5 miles west of Junction 26 of the M1 Motorway.

The property is situated in the town centre on the west side of the pedestrianised Bath Street, close to its junction with Mount Row. An entrance to the Albion Shopping Centre is diagonally opposite, where occupiers include B&M Bargains, Superdrug, Sports Direct, Ryman, Costa Coffee, Card Factory, Savers, Game, TUI and Farmfoods. Other occupiers close by include NatWest, H Samuel, Wilko, Boots, Dorothy Perkins and Greggs, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with three self-contained flats above which are accessed from the rear. Flats 1 and 3 benefit from recent refurbishments.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--------|-----------------------------|---|---|------------------------|---------------------------|
| Shop | S Morrison (t/a Hair HQ) | Ground Floor 29.30 sq m (315 sq ft) | 6 years from 06.11.2018 (1) Rent review every 3rd year FR & I | £7,800 p.a. | Rent Review 2021 |
| Flat 1 | Individual | First Floor Flat – 2 Rooms, Kitchen, Bathroom/WC | 6 month Assured Shorthold Tenancy from 01.03.2019 | £4,200 p.a. | Reversion 2019 |
| Flat 2 | Individual | First Floor Flat – 2 Rooms, Kitchen, Bathroom/WC | 6 month Assured Shorthold Tenancy from 15.06.2018 | £3,600 p.a. | Reversion 2019 |
| Flat 3 | Individual | Second/Third Floor Flat – 3 Rooms, Kitchen, Bathroom/WC | 12 month Assured Shorthold Tenancy from 12.12.2018 | £4,620 p.a. | Reversion 2019 |

(1) There is a tenant break option at the end of the third year.

NB. Not inspected by Allsop. Floor area sourced from www.voa.gov.uk and residential accommodation details provided by the Vendor.

Total £20,220 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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