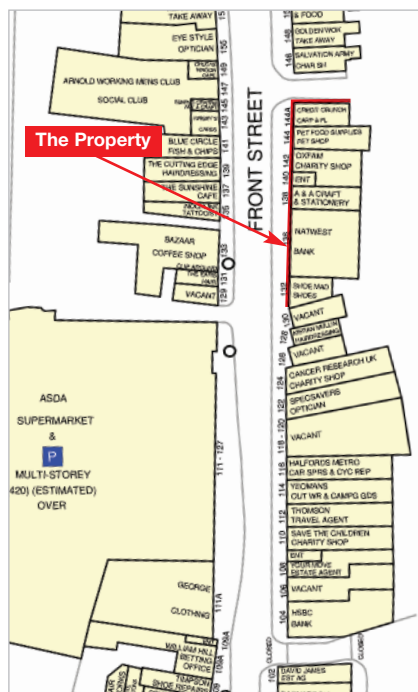


Arnold Byron House Front Street Nottinghamshire NG5 7EG

- **Freehold Retail Parade and Office Investment**
- Comprising a parade of 5 shop units, a bank and self-contained offices
- Part let to NatWest Bank plc until 2023 (no breaks)
- Established retail location in a popular Nottingham suburb opposite Asda supermarket
- Asset management opportunity
- Total Current Rents Reserved
£149,050 pa⁽⁵⁾
Plus Vacant Offices

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Arnold is a major suburban shopping centre in the Nottingham conurbation, some 3 miles north of the city centre with a population of some 37,000. Road communications are good with Junction 26 of the M1 Motorway some 3 miles to the west, whilst the A52 trunk road provides a direct link to the A1 dual carriageway. Byron House is situated on Front Street, the main retail thoroughfare of Arnold town centre, immediately opposite Asda supermarket and public parking. Other occupiers close by include Specsavers, Halfords, Thomson and HSBC.

Description

The property comprises a parade of shops with self-contained offices arranged on ground, first and second floor levels. The ground floor provides 5 shops and a double fronted bank.

The upper floors provide self-contained office accommodation and ancillary accommodation on the first and second floors. The property benefits from loading and car parking to the rear.

Planning

We believe that the upper parts of the three storey section of Byron House would lend itself to residential conversion, subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificates

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
132	Shoe Mad Ltd	Gross Frontage 6.00 m (19' 8") Net Frontage 5.30 m (17' 4") Shop Depth 6.35 m (20' 9") Built Depth 15.90 m (52' 2") Ground Floor 70.30 sq m (756 sq ft) First Floor 37.65 sq m (405 sq ft)	5 years from 25.02.2013 Effectively FR & I	£16,000 p.a.	Reversion 2018
134-136	NatWest Bank plc	Gross Frontage 16.15 m (52' 11") Net Frontage 10.40 m (34' 1") Shop Depth 13.20 m (43' 3") Built Depth 14.30 m (46' 10") Ground Floor Sales 233.00 sq m (2,510 sq ft) First Floor 157.10 sq m (1,691 sq ft)	15 years from 04.02.2008 Rent review every 5th year Effectively FR & I	£59,000 p.a.	Rent Review 2018
138	Mr & Mrs A Bruce (1)	Gross Frontage 5.55 m (18' 2") Net Frontage 4.65 m (15' 3") Shop Depth 11.80 m (38' 8") Built Depth 13.90 m (45' 7") Ground Floor 74.92 sq m (806 sq ft)	10 years from 17.11.2005 Effectively FR & I	£14,700 p.a.	Reversion 2015
142	Oxfam	Gross Frontage 5.60 m (18' 4") Net Frontage 5.10 m (15' 3") Shop Depth 10.15 m (33' 3") Built Depth 14.60 m (47' 10") Ground Floor 103.55 sq m (1,115 sq ft)	10 years from 20.03.2007 (2) Effectively FR & I	£18,360 p.a. (3)	Reversion 2017
144	SR & CR Foster	Gross Frontage 5.65 m (18' 4") Net Frontage 5.15 m (18' 10") Shop Depth 11.15 m (36' 6") Built Depth 17.70 m (58' 1") Ground Floor 85.25 sq m (917 sq ft)	10 years from 01.07.2004 Effectively FR & I	£12,500 p.a.	Reversion 2014
144A	Mr A Roper	Gross Frontage 5.85 m (19' 2") Net Frontage 5.35 m (17' 6") Shop & Built Depth 9.95 m (32' 7") Ground Floor 49.20 sq m (529 sq ft)	5 years from 14.03.2006 Effectively FR & I	£11,000 p.a.	Holding over
140 First Floor	Messrs Oates, Morley & Carlin (t/a Sharp & Partners Solicitors)	First Floor (4)	82.70 sq m (890 sq ft)	5 years from 21.06.2013 Effectively FR & I by way of a service charge	£5,785 p.a. Reversion 2018
140-144 First Floor	Brocklehurst & Williams Healthcare Ltd guarantee from A J Brocklehurst (t/a Arnold Chiropody & Podiatry)	First Floor (4)	70.33 sq m (757 sq ft)	5 years from 20.11.2012 Effectively FR & I by way of a service charge	£5,200 p.a. Reversion 2017
140-144 First Floor	Telecoms Solutions (GB) Ltd	First Floor	67 sq m (731 sq ft)	1 year from 1st June 2013 Effectively FR & I by way of a service charge	£3,655 p.a. Reversion 2014
140-144 First Floor	Part currently under offer (5)	First Floor	64.34 sq m (692 sq ft)	–	(5)
140-144 First Floor	Vacant	First Floor	53.00 sq m (570 sq ft)	–	–
140-144 Second Floor	Vacant	Second Floor	206.70 sq m (2,225 sq ft)	–	–
140-144 Second Floor	Interseal UK Ltd	Second Floor	53.00 sq m (570 sq ft)	A term of years from 24.11.2012 expiring 01.01.2016 (6) Effectively FR & I	£2,850 p.a. Reversion 2016 (6)
(1) The lessee is not in occupation and a To Let board is on the property.		Sub-Total Offices		597.00 sq m (6,435 sq ft)	Total £149,050 p.a. (5)
(2) The lessee has an option to determine on 23.03.2014.		Total		1,408 sq m (15,164 sq ft)	

- (3) The passing rent is subject to a fixed increase to £18,360 per annum as of 24.06.2013.
(4) Areas from managing agents.
(5) Part currently under offer at £2,400 p.a. on a 12 month letting to Rebecca Rawson (STC).
(6) Tenant's option to break on 18 months from lease commencement.

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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