

Nottingham
West End Arcade
Upper Parliament
Street
Nottinghamshire
NG1 6JP

- Leasehold Shopping Arcade Investment
- Town centre arcade of 23 unit shops
- Total 7 units presently vacant
- No VAT
- Total Current Gross Rents Reserved **£40,029 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 99 years from 26th March 1967 (thus having some 51 years unexpired) at a ground rent of £3,500 per annum.

Location

The city of Nottingham is the regional capital of the East Midlands. It has a resident population of approximately 270,000, is the primary shopping destination for over 600,000 people and is 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, and 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. The property is situated in the city centre with entrances from both Upper Parliament Street, opposite the Alea Casino, and Long Row opposite Caffè Nero. Other local occupiers include Tesco Express, the Nottingham City Library and the Marco Pierre White Steakhouse Bar and Grill.

Description

The property is arranged on ground and one upper floor to provide an arcade of 23 shop units on ground and first floor.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation		Lease Terms	Contracted Gross Rent £ p.a.	Next Review/ Reversion
19 West End Arcade	Mrs Jean E Blacow	Shop	11.71 sq m (126 sq ft)	Licence from 13.01.2012	£2,616 p.a.	Holding over
20 West End Arcade	Vacant	Shop	11.71 sq m (126 sq ft)	-	-	-
21 West End Arcade	Stitch Line	Shop	25.08 sq m (270 sq ft)	Licence from 15.05.1995	£2,100 p.a.	Holding over
22/24 West End Arcade	Mr Stephen William Jukes	Shop	31.68 sq m (341 sq ft)	Licence from 09.01.2013	£2,863 p.a.	Holding over
23 West End Arcade	Hand Signed	Shop	23.50 sq m (253 sq ft)	Licence from 28.03.1995	£2,160 p.a.	Holding over
25 West End Arcade	Vacant	Shop	35.30 sq m (380 sq ft)	-	-	-
26 West End Arcade	Mikara Lorraine Scott	Shop	11.71 sq m (126 sq ft)	Licence from 05.11.2013	£1,092 p.a.	Holding over
27 West End Arcade	Hanna Suleiman	Shop	20.07 sq m (216 sq ft)	Licence from 01.10.2001	£1,200 pa.	Holding over
28 West End Arcade	Vacant	Shop	32.14 sq m (346 sq ft)	-	-	-
29 West End Arcade	Vacant	Shop	12.26 sq m (132 sq ft)	-	-	-
30 West End Arcade	Andrew Marzec	Shop	61.50 sq m (662 sq ft)	3 years from 05.04.2013	£3,660 p.a.	
31/33/35 West End Arcade	Mr P D Murphy (t/a Its Inn the Bank)	Shop	61.50 sq m (662 sq ft)	27 years from 22.07.1994 Rent review every 3rd year	£13,750 p.a.	
32 West End Arcade	Mrs Donna Munn	Shop	20.07 sq m (216 sq ft)	Licence from 22.11.2013	£2,148 p.a.	
34/36 West End Arcade	Mr Jean-Didier Mualaba	Shop	29.26 sq m (315 sq ft)	Licence from 01.03.2009	£2,440 p.a.	Holding over
38/40/42 West End Arcade	Mr David Rose	Shop	35.02 sq m (377 sq ft)	Licence from 01.04.2005	£3,600 p.a.	Holding over
44/46 West End Arcade & Store 7/12	Mr Russ Topham	Shop	22.85 sq m (246 sq ft)	Licence from 09.12.2004 Rent review every 4th year	£2,400 p.a.	Holding over
Store 4, 22 & 23 West End Arcade	Vacant	Stores				
Lower Mall West End Arcade	Mr David Lewis	Shop				

NB. Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

Total £40,029 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 Mrs L Hill, Bond Dickinson. Tel: 0191 279 9139 e-mail: lisamarie.hill@bonddickinson.com