



### Tenure

Freehold.

### Location

Nuneaton is a well established commercial centre located 20 miles east of Birmingham and 9 miles north of Coventry City Centre. The town benefits from its proximity to the M6 and M69 Motorways and regular rail services. The property occupies a prominent pedestrianised corner position within the town centre at the junction of Queens Road and Stratford Street. Occupiers close by include McDonald's, Royal Bank of Scotland, Greggs, Clarks, HSB, Iceland, Next, WH Smith and a Co-op Department Store amongst many others. The Ropewalk Shopping Centre, where occupiers include River Island, Topshop and Trespass, is diagonally opposite the property.

### Description

The property is arranged on ground and one upper floor to provide three ground floor shops, two of which benefit from first floor accommodation. 19 Queens Road benefits from first floor sales and a large return frontage to Stratford Street.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://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
19	Cannon Sports Ltd (1)	Gross Frontage 5.1 m Net Frontage 4 m Return Frontage 7.95 m Shop Depth 11.55 m Built Depth 12.15 m First Floor 82.6 sq m	(16' 9") (13' 2") (26' 1") (37' 10") (39' 10") (889 sq ft)	5 years from 25.03.2014 Rent review 25.03.2016 FR & I Mutual option to determine 24.03.2016 - NOT operated	£25,000 p.a. (rent deposit of £12,500 held)  Rent Review 2016
20/21	Done Brothers (Cash Betting) Ltd t/a Betfred (2)	Gross Frontage 10.35 m Net Frontage 9.75 m Shop Depth 10.6 m Built Depth 13.9 m	(33' 11") (31' 11") (34' 9") (45' 7")	20 years from 20.12.2005 Rent review every 5th year (3) FR & I	£68,000 p.a.  Rent Review 2020
21A (4)	MM Lichfield Ltd with surety	Ground Floor 38.5 sq m First Floor 68.1 sq m	(414 sq ft) (733 sq ft)	A term of years from 13.02.2012 and expiring 19.12.2025 Rent review every 5th year FR & I subject to a Schedule of Condition	£18,000 p.a.  Rent Review 2017

(1) Cannon Sports was founded in 1976 and is now part of the Intersport Group who have a presence in 44 countries with over 5,500 stores. [www.cannonsports.co.uk](http://www.cannonsports.co.uk)

(2) For the year ending 28th September 2014, Done Brothers (Cash Betting) Ltd reported a turnover of £417.111m, a pre-tax profit of £13.967m, shareholders' funds of £125.185m and a net worth of £108.429. (Source: Experian 17.02.2016.)

(3) There is a landlord's option to determine the lease at the 15th year subject to payment of £20,000 p.a.

(4) Not inspected by Allsop. Areas sourced from VOA website.

NB. All leases are excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 (Part 2)

**Total £111,000 p.a.**

## Nuneaton

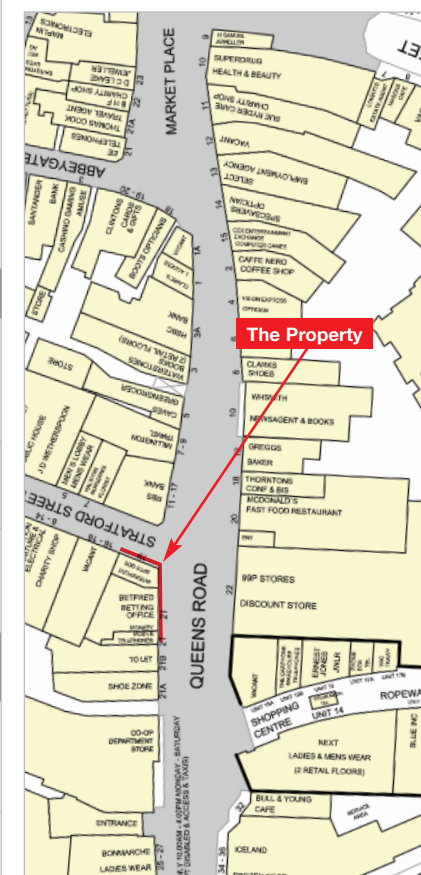
### 19, 21 & 21a Queens Road

### Warwickshire

### CV11 5JT

- Well Located Freehold Parade Investment
- Comprises three self-contained shops
- Prominent town centre position opposite McDonald's and The Ropewalk Shopping Centre
- Tenants include Done Brothers (Cash Betting) Ltd (t/a Betfred) and Cannon Sports Ltd
- No VAT applicable
- Total Current Rents Reserved

**£111,000 pa**



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** J Dunlop Esq, Payne Hicks Beach. Tel: 0207 465 4300 e-mail: [jdunlop@phb.co.uk](mailto:jdunlop@phb.co.uk)

**Joint Auctioneer** A Tohani Esq, Dobbin & Sullivan. Tel: 0208 221 9610 e-mail: [ajay.tohani@dobbinandsullivan.com](mailto:ajay.tohani@dobbinandsullivan.com)

