

Ilkeston
162 Nottingham Road
Derbyshire
DE7 5NW

- **Freehold Veterinary Surgery Investment**
 - Let to subsidiary of CVS
 - Lease expiry 2024
 - Rent Review 2019
 - Current Rent Reserved
- £10,470 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Ilkeston is a Derbyshire town serving a population of 38,000, located 8 miles west of Nottingham city centre, 9 miles north-east of Derby and 5 miles from the M1 Motorway (Junction 26), access to the motorway being via the A610.

The property is situated at the junction of Nottingham Road (A609) with Albany Street, a short distance south of the town centre, opposite a Tesco Express convenience store.

Description

The property is arranged on ground and one upper floor to provide a veterinary surgery with consulting rooms and operating theatre on the ground floor and staff/storage accommodation on the first floor.

The property provides the following accommodation and dimensions:

Ground Floor	57.8 sq m	(622 sq ft)
First Floor	44.8 sq m	(482 sq ft)
Total	102.6 sq m	(1,104 sq ft)

Tenancy

The entire property is at present let to CVS (UK) LIMITED for a term of 25 years from 5th July 1999 at a current rent of £10,470 per annum. The lease provides for rent reviews every fifth year of the term, to the higher of OMV or 2% compounded over the preceeding 5 year period, and contains full repairing and insuring covenants.

Tenant Information

CVS are one of the UK's main veterinary groups, operating from 370 branches. Website Address: www.cvsukltd.co.uk For the year ended 30th June 2015, CVS (UK) Ltd reported a turnover of £132.5m, a pre-tax profit of £6.73m, shareholders' funds of £26.0m and a negative net worth of £20.1m. (Source: Experian 16.08.2016)

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

EPC Rating 107 Band E (Copy available on website).



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 E Whittington Esq, Moore Blatch LLP. Tel: 02380 718000 e-mail: edward.whittington@mooreblatch.com

Joint Auctioneer Malcolm Kempton Esq, Kempton Carr Croft. Tel: 01628 582704 e-mail: malcolm.kempton@kemptoncarr.co.uk