



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, HSBC, Iceland, Next, WH Smith and a Co-op Department Store amongst many others. The Ropewalk Shopping Centre, where occupiers include River Island, Topshop and Trespas, is diagonally opposite the property.

Description

The Grade II 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.alltop.co.uk

Energy Performance Certificate

Range from EPC Rating 80-91 Band D (Copies available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
19	Cannon Sports Ltd (1)	Gross Frontage	5.1 m	(16' 9")	5 years from 25.03.2014	£25,000 p.a. (rent deposit of £12,500 held)	Rent Review 2016
		Net Frontage	4 m	(13' 2")	Rent review 25.03.2016		
		Return Frontage	7.95 m	(26' 1")	FR & I		
		Shop Depth	11.55 m	(37' 10")	Mutual option to determine 24.03.2016 - NOT operated		
		Built Depth	12.15 m	(39' 10")			
		First Floor	82.6 sq m	(889 sq ft)			
20/21	Done Brothers (Cash Betting) Ltd t/a Betfred (2)	Gross Frontage	10.35 m	(33' 11")	20 years from 20.12.2005	£68,000 p.a.	Rent Review 2020
		Net Frontage	9.75 m	(31' 11")	Rent review every 5th year (3)		
		Shop Depth	10.6 m	(34' 9")	FR & I		
		Built Depth	13.9 m	(45' 7")			
21A	Slam Trading Ltd (4) t/a Socialites (Vaping Experts)	Gross Frontage	3.1 m	(10' 2")	A term of years from 29.03.2016 expiring 25.03.2021 (4)	£16,000 p.a.	Reversion 2021
		Net Frontage	2.72 m	(8' 11")	FR & I		
		Ground Floor	38.48 sq m	(414 sq ft)			
		First Floor	71.06 sq m	(765 sq ft)			

(1) Website Address: 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.

(4) Slam Trading Ltd were incorporated in September 2012 and currently trade from 54 UK stores. www.socialitezero.com For the year ending 31st March 2015, Slam Trading Ltd did not report a turnover or pre-tax profit but reported shareholders' funds and a net worth of £1,443,521. (Source: Experian 20.04.2016.) Excluded from Landlord & Tenant Act 1954. Landlord option to determine 31.12.2020.

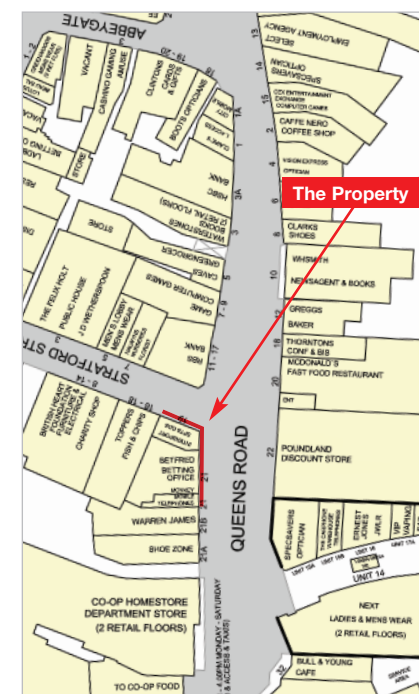
NB. All leases are excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 (Part 2)

Total £109,000 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
£109,000 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

Joint Auctioneer A Tohani Esq, Dobbin & Sullivan. Tel: 0208 221 9610 e-mail: ajay.tohani@dobbinandsullivan.com

