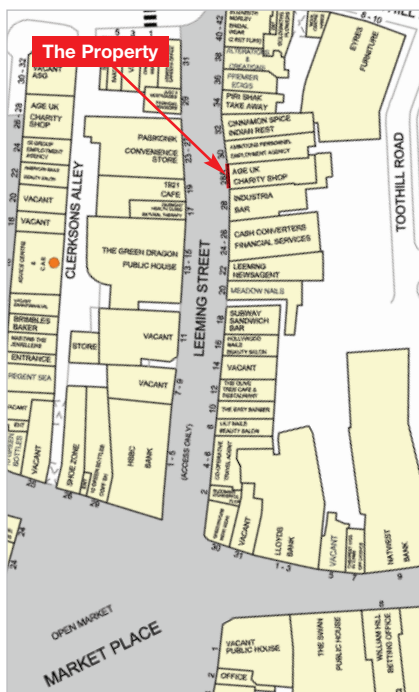


Mansfield

28A Leeming Street Nottinghamshire NG18 1NE

- Freehold Shop and Commercial Investment
- Part let to Age UK
- Pedestrianised town centre position
- Shop Rent Review 2016
- Total Current Rents Reserved
£18,450 pa



Tenure
Freehold.

Location
Mansfield, with a population of over 70,000, is situated 13 miles north of Nottingham, 35 miles north of Leicester and 21 miles north-east of Derby. The A38 and A617 provide access to junctions 28 and 29 of the M1 Motorway.
The property is situated on Leeming Street, a pedestrianised shopping location off the north of Market Place, the main retailing centre of Mansfield.
Occupiers close by include Subway, HSBC, Lloyds Bank, Greenwoods and a number of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a shop on ground floor level with ancillary accommodation at basement level. Within the rear yard is an outbuilding housing a WC which is used by the shop tenant. Part of the upper floors is presently used as a tea room, whilst we understand the remainder is presently used as residential. There is access to the upper floors from both the front and the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
28A Ground Floor	Age UK (1)	Gross Frontage 6.10 m (20' 0") Net Frontage 4.35 m (14' 3") Shop Depth 14.35 m (47' 1") Built Depth 15.46 m (50' 8") Basement 79.10 sq m (854 sq ft)	15 years from 15.07.2011 Rent review every 5th year (2) FR & I	£13,250 p.a.	Rent Review 2016 (2)
28A Upper Floors	K. Toncikovca	First Floor (3) 53.6 sq m (577 sq ft) Second Floor (3) 59.6 sq m (642 sq ft) Total 113.2 sq m (1,216 sq ft)	1 year from 14.08.2015	£5,200 p.a.	Reversion 2016

(1) Age UK trade from 450 shops nationwide. Website Address: www.ageuk.org.uk

For the year ended 31st March 2015, Age UK reported a pre-tax profit of £2.074m and a net worth of £29.719m. (Source: Experian 22.02.2016.)

(2) The lease contains a lessee's option to break at the fifth year.

(3) Not inspected by Allsop. Areas taken from www.voa.gov.uk

Total £18,450 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

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