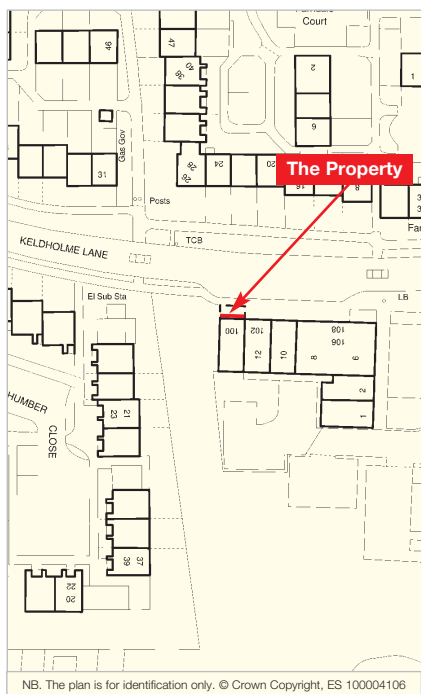


**Derby**  
**Unit 7 The Keldholme**  
**Centre**  
**Keldholme Lane**  
**Alvaston**  
**DE24 0RY**

- **Freehold Takeaway Shop Investment**
- Entirely let to DP Realty Ltd (t/a Domino's) on a lease expiring in 2030 (1)
- 2015 Rent Review Outstanding, notice served at £15,000 pa
- Established shopping precinct
- Current Rent Reserved  
**£10,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Freehold.

**Location**

Derby, with a population of some 223,000, is an important commercial and industrial centre located some 8 miles from Junctions 24 and 25 of the M1 motorway and 11 miles north-west of East Midlands Airport. Alvaston is a popular suburb, situated about 2 miles south-east of the city centre. Access is via the A6 which links to the M1 motorway (Junction 24A) and A6111 which links to the city centre. The property is situated in a local parade of shops on the south side of Keldholme Lane, close to the junction with Gillamoor Court. Occupiers close by include One Stop and other local traders.

**Description**

The property is arranged on the ground floor only to provide a single storey takeaway shop unit, forming part of a local parade.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.35 m</b>	<b>(20' 10")</b>
<b>Net Frontage</b>	<b>5.3 m</b>	<b>(17' 5")</b>
<b>Shop &amp; Built Depth</b>	<b>12.0 m</b>	<b>(39' 4")</b>

**Tenancy**

The entire property is at present let to DP REALTY LTD (t/a Domino's) for a term of 20 years from 1st March 2010 at a current rent of £10,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's option to determine the lease at the end of the tenth year.

**Tenant Information**

No. of Branches: 858.  
Website Address: [www.dominos.co.uk](http://www.dominos.co.uk)  
The ultimate holding company is Domino's Pizza Group plc.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see 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** Ms N Newman, Hamilton Downing Solicitors. Tel: 0207 831 8939 e-mail: [nilin@hamd.co.uk](mailto:nilin@hamd.co.uk)