

## Nottingham

### 18 Banks Yard Bulwell Nottinghamshire NG6 8FE

- **Attractive Freehold Arcade Investment and Vacant Offices**
- Well positioned in town centre
- Consists of four shop units and an office in a courtyard retail arcade
- Shop reversions from 2021
- Offices vacant (1)
- VAT not applicable
- Total Current Rent Reserved  
**£36,970 pa**  
**plus vacant offices (1)**



NB. The plan is for identification only.



#### Tenure

Freehold.

#### Location

Bulwell is a suburb of Nottingham located on the A6002, 4 miles north-west of the city centre and 2 miles north of Junction 26 of the M1 Motorway.

The property is situated in Bulwell town centre, on the east side of Bulwell High Road (B682), between its junctions with Duke Street and Pilkington Street. The property is just to the north of the pedestrianised Market Place and is some 300 metres from Bulwell Rail Station.

Occupiers close by include Wilko, the Post Office, Farmfoods, Boots, Greggs, Halifax, Coral, Card Factory and NatWest.

#### Description

This attractive property is arranged on ground and one upper floor to provide five shops over ground and first floor.

#### Planning (1)

The first floor offices may lend themselves to residential conversion subject to obtaining all the necessary consents. All enquiries should be referred to the local planning authority.

#### 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 (floor areas provided by Vendor)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
6 and 8, 20, 22	Individual(s) (t/a Essence of Beauty) (2)	Ground Floor	116.22 sq m (1,251 sq ft)	5 years from 01.11.2016 Tenant break in 3rd year FR & I	£9,720 p.a.	Reversion 2021
9	Individual(s) (t/a Foster's Leather Goods) (3)	Ground Floor	34.28 sq m (369 sq ft)	6 years from 28.10.2016 Tenant break 31.10.2019 FR & I	£7,250 p.a.	Reversion 2022
11	Individual(s) (t/a Zoey's Gifts)	Ground Floor	34.56 sq m (372 sq ft)	6 years from 01.05.2017 Rent review every 3rd year Tenant break 3rd year. FR & I	£6,500 p.a.	Reversion 2023 Rent Review 2020
14, 16 and 18	Individual(s) (t/a The Coffee Shoppe) (4)	Ground Floor	77.85 sq m (838 sq ft)	6 years from 14.11.2016 Rent review every 3rd year FR & I	£13,500 p.a.	Rent Review 2019 Reversion 2023
24-28	Vacant	First Floor – Office	100.70 sq m (1,084 sq ft)	–	–	–
		<b>Total Floor Area</b>	<b>363.61 sq m (3,914 sq ft)</b>			

(2) Tenant has been in occupation since 2008.  
(3) Tenant has been in occupation for many years.  
(4) Tenant has been in occupation since 2009.

**Total £36,970 p.a.  
plus vacant offices**

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 S Collins, Keith Harvey & Co. e-mail: [sarah@keithharveyandcompany.co.uk](mailto:sarah@keithharveyandcompany.co.uk)