

**Long Eaton**  
**67 High Street**  
**Nottinghamshire**  
**NG10 1HZ**

- **Freehold Shop Investment**
- **Comprising a mid terrace shop**
- **Located in a busy market town**
- **Entirely let to Greggs plc**
- **Let on a 10 year lease from June 2018 (1)**
- **Rent Review 2023**
- **Current Rent Reserved**  
**£18,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Long Eaton is a busy market town, located some 8 miles south-west of Nottingham city centre and some 12 miles east of Derby. The town is served by the M1 (Junctions 24 and 25), being approximately 2 miles to the west. East Midlands International Airport lies some 6 miles to the south-west.

The property is situated within the pedestrianised town centre, on the south side of High Street, close to the junction with Claye Street. The property is well located in between Clarks and Holland & Barrett. Other occupiers close by include Boots, WH Smith, New Look, Cex, Peacocks and Ryman.

**Description**  
The property is arranged on ground and one upper floor to provide a shop with ancillary accommodation to the rear. The first floor is accessed via a communal entrance to the rear and is not presently used by the tenant. The property benefits from rear access.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.00 m</b>	<b>(19' 8")</b>
<b>Net Frontage</b>	<b>5.20 m</b>	<b>(17' 1")</b>
<b>Shop Depth</b>	<b>16.60 m</b>	<b>(54' 6")</b>
<b>Built Depth</b>	<b>22.10 m</b>	<b>(72' 6")</b>
<b>First Floor (No access)</b>		

**Tenancy**

The entire property is at present let to GREGGS PLC for a term of 10 years from 2nd June 2018 at a current rent of £18,500 per annum. The lease provides for rent reviews every fifth year of the term and contains a tenant's option to break on the 5th anniversary subject to 6 months' written notice (1), and full repairing and insuring covenants.

**Tenant Information**



No. of Branches: 1,400.  
Website Address: [www.greggs.co.uk](http://www.greggs.co.uk)  
For the year ended 30th December 2017, Greggs plc reported a turnover of £960.005m, a pre-tax profit of £71.945m and a net worth of £284.626m. (Source: riskdisk.com 18.12.2018.)

**VAT**

VAT is 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**

EPC Rating 96 Band D (Copy available on website).