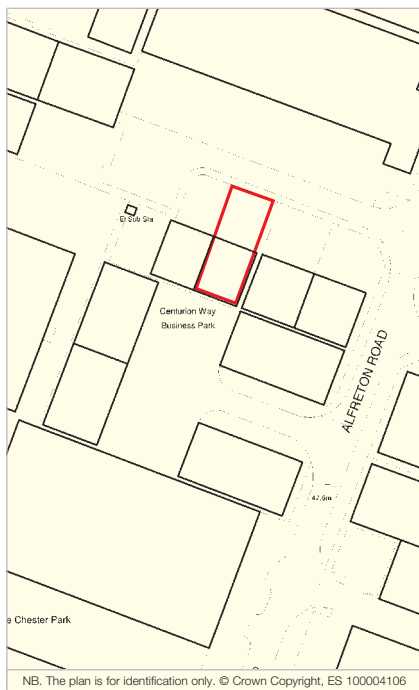


Derby
Unit 6 Centurian Way
Business Park
Alfreton Road
Derbyshire
DE21 4AY

- **Freehold Trade Counter Investment**
- Let to CEF Ltd
- Lease expiry July 2022
- Established industrial location
- Rent Review 2013
- Current Rent Reserved
£12,750 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. The property is situated in an established industrial location, which runs off Alfreton Road to the north of Derby City Centre. Occupiers close by include Plumb Base, National Windscreens, Jewsons and a variety of local traders.

Description

The property is arranged on ground floor to provide a trade counter unit with office and warehouse storage to the rear. The property benefits from a roller shutter door and car parking to the front.

The property provides the following accommodation and dimensions:

Ground Floor	362.32 sq m	(3,900 sq ft)
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Tenancy

The entire property is at present let to CITY ELECTRICAL FACTORS LTD for a term of 20 years from 1st July 2002 at a current rent of £12,750 per annum, exclusive of rates. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.cef.co.uk
For the year ended 30th April 2011, City Electrical Factors Ltd reported a nil turnover, a pre-tax profit of £22.283m and a net worth of £63.101m and shareholders funds of £65.411m.
(Source: riskdisk.com 17.09.2012.)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 170 Derby**.

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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