

# Heanor

## 12 Market Street Derbyshire DE75 7NY

- **Attractive Freehold Bank and Residential Ground Rent Investment**
- Bank let to The Royal Bank of Scotland plc (not in occupation)
- Town centre location
- Tenant's Break Option in 2015 exercised
- VAT is not applicable
- Total Current Rents Reserved **£9,800 pa**

On the Instructions of  
**threadneedle.**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Heanor is a busy market town situated approximately 10 miles north-west of Nottingham and 9 miles north-east of Derby. Junctions 26 and 27 of the M1 are some 4 miles to the south-east and north-east respectively. The property is situated in the town centre on the north side of Market Street opposite the junction with Ray Street. Occupiers close by include Nationwide, Lloyds, Greggs, Superdrug and Boots.

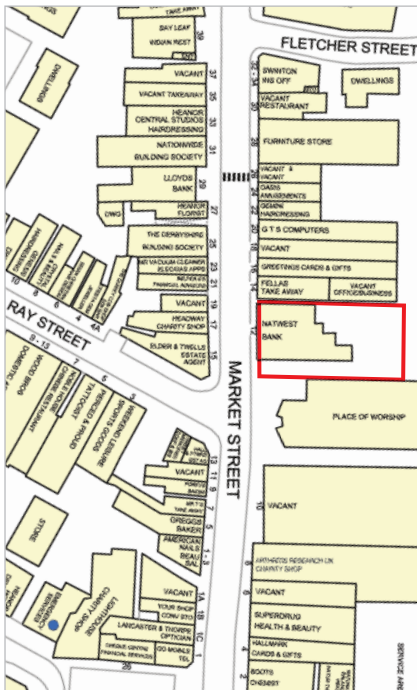
**Description**  
The property is arranged on basement, ground and one upper floor to provide a large banking hall with basement storage and self-contained residential accommodation above which has been sold off on a long lease. There is parking to the rear for about 8 cars.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
EPC Rating 87 Band D (Copy available on website).

**Viewings**  
Please e-mail [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) before 12 noon on Wednesday 25th June if you would like details of the single block viewing. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 90 Heanor.**



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	The Royal Bank of Scotland plc (1) (not in occupation)	Gross Frontage 13.75 m (45' 2") Shop Depth 13.65 m (44' 9") Built Depth 22.15 m (72' 8") Basement 10.5 sq m (113 sq ft)	20 years from 09.06.2005 Rent review every fifth year FR & I RPI service charge cap Tenant's break clause on 24th June 2015	£9,700 p.a.	Rent Review 2015
Part Ground & First Floor	Individuals	First Floor Flat – Not inspected	125 years from 08.12.2002	£100 p.a.	Reversion 2127

(1) The Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers (Source: [www.rbs.com](http://www.rbs.com)).

**Total £9,800 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  
**Seller's Solicitor** Mrs L Davison, Nabarro. Tel: 0114 279 4015 e-mail: [l.davison@nabarro.com](mailto:l.davison@nabarro.com)