

Eastwood

50 Nottingham Road
Nottinghamshire
NG16 3NQ

- **Freehold Shop Investment**
- To be let to Reeds Rains Ltd on a new 10 year lease from completion(1)
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved

£20,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

The town of Eastwood is located 8 miles north-west of Nottingham city centre, 17 miles south-east of Matlock and 12 miles north of Derby.

The property is situated on the south side of Nottingham Road close to its junction with Victoria Street.

Occupiers close by include NatWest, HSBC, Iceland, Superdrug and a range of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor estate agents office with staff and ancillary office accommodation to the upper floors. There are additional self-contained offices to the rear. The basement is not presently used.

The property provides the following accommodation and dimensions:

Gross Frontage	9.50 m	(31' 2")
Net Frontage	6.60 m	(21' 8")
Shop Depth	16.70 m	(54' 9")
Built Depth	19.55 m	(64' 2")
First Floor	70.40 sq m	(757 sq ft)
Second Floor	79.10 sq m	(851 sq ft)
Basement (not inspected)		

Tenancy

The entire property is to be let to REEDS RAINS LTD for a term of 10 years from completion of the sale at an initial rent of £20,500 per annum, exclusive of rates. The lease provides for a rent review at the end of the fifth year together with a lessee's option to determine(1). The lease also contains full repairing and insuring covenants.

Tenant Information

Reeds Rains Ltd was established in 1868 and operate from over 190 branches throughout England, North Wales and Northern Ireland. Reeds Rains Ltd are a subsidiary of LSL Property Services plc, which also includes the Your Move and Marsh & Parsons chains of Estate Agents. (www.reedsrains.co.uk)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 48 Eastwood.**

