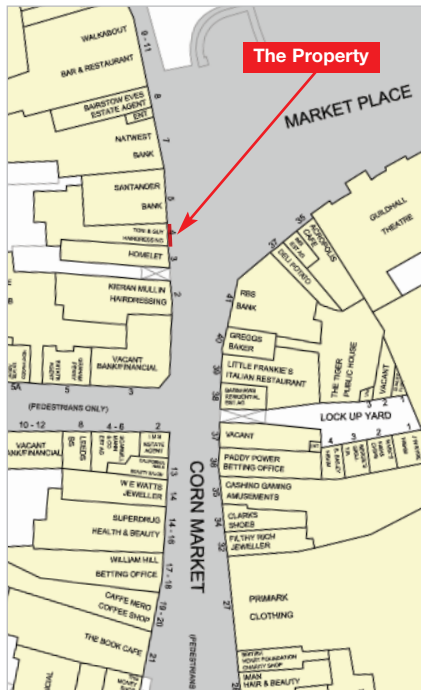


Derby
4 Market Place
Derbyshire
DE1 3PW

- **Freehold Retail Investment**
- **Prominent pedestrianised city centre position**
- **Lease expires 2022**
- **Trading as Toni & Guy Hair Salon**
- **No VAT applicable**
- **Rent Review 2017**
- **Current Rent Reserved**
£21,000 pa

On the Instructions of Receivers

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 east of the M1 Motorway (Junctions 24 & 25) and 11 miles north of East Midlands Airport. The property is situated in the heart of the city centre on the pedestrianised Market Place, close to its junction with Cornmarket. Occupiers close by include Santander (adjacent), NatWest, RBS, Greggs, Clarks Shoes and Primark as well as the Guildhall and Assembly Rooms theatres.

Description

The property is arranged on basement and ground floors to provide a hairdressing salon to the ground floor with ancillary accommodation in the basement. The remainder of the building does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18')
Net Frontage	4.40 m	(14' 5")
Basement	23.4 sq m	(252 sq ft)
Ground Floor	103.4 sq m	(1,113 sq ft)
Total	126.8 sq m	(1,365 sq ft)

NB. Areas provided by Joint Auctioneer.

Tenancy

The entire property is at present let to TONI & GUY NORTH LTD (with guarantee from Mascolo Ltd) for a term of 10 years from 9th December 2012 at a current rent of £21,000 per annum. The lease provides for a rent review and tenant break option in December 2017 and contains internal repairing and insuring covenants.

Tenant Information

Toni & Guy was established in 1963 and now has over 420 salons in 42 countries worldwide and employs over 5,000 people in the UK.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

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

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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