

## Derby

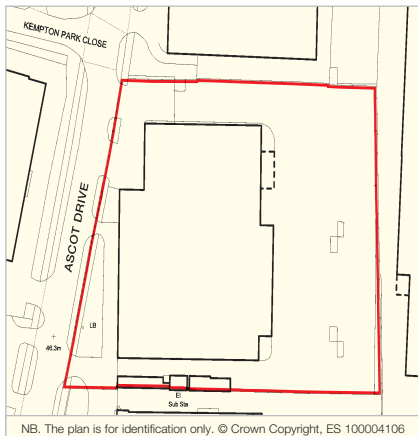
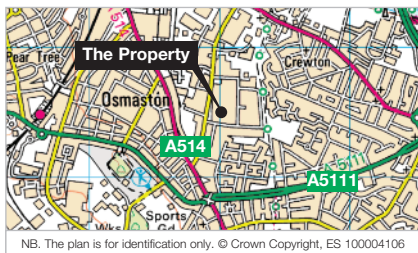
### 9 Osmaston Park Industrial Estate Ascot Drive Derbyshire DE24 8GW

- **Substantial Freehold Retail Warehouse Investment**
- Entirely let to Go Outdoors Limited on a lease expiring in 2029
- Fixed increases in 2019 and 2024
- Nearby occupiers include Halfords, Magnet, Screwfix and Jewsons
- Current Rent Reserved  
**£140,000 pa**  
**rising to £165,000 pa**  
**in 2019 & £185,000 pa**  
**in 2024**

On the Instructions of Dunelm



**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 on the east side of Ascot Drive to the south of Derby City Centre, close to its junction with Sandown Road. Occupiers close by include Magnet, Screwfix, Dunelm, Jewsons, Halfords Autocentre, Plumb Center, B&M Homestore, Topps Tiles and Farmfoods.

#### Description

The property occupies a site which extends to 0.95 hectares (2.35 acres) and is arranged on ground and part first floor to provide open plan retailing accommodation, storage, WCs and offices to the ground floor with office/staff accommodation at first floor level. The property benefits from on-site parking for some 138 vehicles. There are also some outbuildings to the south of the site which were not inspected by Allsop.

The property provides the following Gross Internal Areas:

<b>Ground Floor</b>	<b>3,376.70 sq m</b>	<b>(36,347 sq ft)</b>
<b>First Floor</b>	<b>58.00 sq m</b>	<b>(624 sq ft)</b>
<b>Total</b>	<b>3,434.70 sq m</b>	<b>(36,971 sq ft)</b>

NB. Floor areas provided by the Vendor.

#### Tenancy

The entire property is at present let to GO OUTDOORS LIMITED for a term of 15 years from 26th March 2014 at a current rent of £140,000 per annum. The lease provides for a fixed increase to £165,000 pa in 2019 and to £185,000 in 2024 and contains effective full repairing and insuring covenants, subject to a schedule of condition. Please note an electric sub-station has been sublet to Western Power Distribution (East Midlands) plc.

#### Tenant Information

No. of Branches: 49.

Website Address: [www.gooutdoors.net](http://www.gooutdoors.net)

For the year ended 27th January 2013, Go Outdoors Limited reported a turnover of £170,976,000, a pre-tax profit of £1,491,000, shareholders' funds of £4,406,000 and a net worth of £3,739,000. (Source: riskdisk.com 01.09.2014.)

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 42 Band B (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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