

# Derby

## 490-492 Nottingham Road

### Chaddesden

### Derbyshire

### DE21 6PF

- **Freehold Supermarket Investment**
- Comprising 626.2 sq m (6,741 sq ft)
- Entirely let to Iceland Foods Limited on a lease expiring in 2029 (no breaks)
- Site area 0.19 hectares (0.46 acres)
- On-site parking for 20 cars
- Located within a densely populated residential area, adjacent to Domino's and opposite a Toby Carvery
- Rent Review 2019
- Current Rent Reserved  
**£70,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

#### Location

Derby is a university city with a population of some 223,000 and 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. Chaddesden is the largest residential suburb of Derby and is located 1½ miles to the north-east of the city centre and is accessed from the roundabout junction of the A52 and A61. The property is located on the south side of Nottingham Road, in between its junctions with Chaddesden Lane and Meadow Lane. Derby Rail Station lies less than 1.5 miles to the south-west of the property. Occupiers close by include Domino's Pizza (adjacent), Toby Carvery (opposite), Co-operative Food, William Hill, Aldi and a wide range of local retailers.

#### Description

The property occupies a site which extends to 0.19 hectares (0.46 acres) and is arranged on ground and one upper floor to provide a large open plan supermarket with storage, office and cold stores to the rear. The first floor provides a staff room, office, locker room and WC facilities. The property benefits from rear goods access and on-site parking for some 20 cars.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>591.2 sq m</b>	<b>(6,364 sq ft)</b>
<b>First Floor</b>	<b>35.0 sq m</b>	<b>(377 sq ft)</b>
<b>Total</b>	<b>626.2 sq m</b>	<b>(6,741 sq ft)</b>

#### Tenancy

The entire property is at present let to ICELAND FOODS LTD for a term of 15 years from 14th April 2014 at a current rent of £70,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: 870 nationwide.

Website Address: [www.iceland.co.uk](http://www.iceland.co.uk)

For the year ended 25th March 2016, Iceland Foods Ltd reported a turnover of £2.658bn, a pre-tax profit of £58.172m, shareholders' funds of £753.128m and a net worth of £740.354m. (Source: Experian 05.06.2017.)

#### 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

**Seller's Solicitor** H Youssouff Esq, Bowling & Co. Tel: 07940 521290 e-mail: [huseyin.youssouff@bowlinglaw.co.uk](mailto:huseyin.youssouff@bowlinglaw.co.uk)



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