

Hucknall

Units 1-4

The Byron Centre

Ogle Street

Nottinghamshire

NG15 7FS

- **Virtual Freehold Commercial Investment**
- Prominent town centre location
- Comprises four commercial units including Sue Ryder who have been in occupation for about 10 years
- Totals some 747.11 sq m (8,041 sq ft)
- Opposite public car park
- RPI linked Rent Reviews from 2019
- Total Current Gross Rents Reserved **£72,000 pa⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Leasehold. To be held for a term of 999 years from completion at a peppercorn ground rent.

Location

The market town of Hucknall is located 7 miles north-west of Nottingham and 10 miles south of Mansfield. The town has a resident population of 29,188 persons and a district population of 111,387 persons. Hucknall benefits from excellent road communications, being situated adjacent to junctions 26 and 27 of the M1 Motorway.

The property is situated in a prominent corner position at the junction of Ogle Street and Baker Street, opposite a public car park in the town centre, where there are a number of local traders.

Description

The property is arranged on the ground floor to provide four commercial units presently trading as two shops, a restaurant and a yoga/crossfit centre. The property forms part of a larger building not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Unit	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Sue Ryder (www.sueryder.org)	Ground Floor 190.48 sq m (2,050 sq ft)	5 years from 05.10.2017 Rent review in the 3rd year FR & I by way of service charge	£16,000 p.a. (1)	Rent Review 2020
Unit 2	A Khan Esq (Restaurant)	Ground Floor 227.70 sq m (2,451 sq ft)	6 years from 28.09.2017 Rent review in the 3rd year FR & I by way of service charge Rent deposit £10,000	£24,000 p.a.	RPI linked minimum Rent Review 2020
Unit 3	Miss R Smith (Furniture Shop)	Ground Floor 137.83 sq m (1,483 sq ft)	6 years from 14.12.2016 Rent review in the 3rd year FR & I by way of service charge	£14,000 p.a.	RPI linked minimum Rent Review 2019
Unit 4	Mrs T Calderwood (Yoga/Crossfit Centre)	Ground Floor 191.10 sq m (2,057 sq ft)	6 years from 22.09.2017 Rent review in the 3rd year FR & I by way of service charge Rent deposit £8,000	£18,000 p.a.	RPI linked minimum Rent Review 2020
		Total	747.11 sq m (8,041 sq ft)	Total £72,000 p.a. (1)	

(1) There is a rent incentive to £13,333 per annum for the first 3 years of the term. The Vendor will top up the rent such that the purchaser effectively receives £16,000 per annum from completion.

(2) Not measured by Allsop, floor areas sourced from www.voa.gov.uk

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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