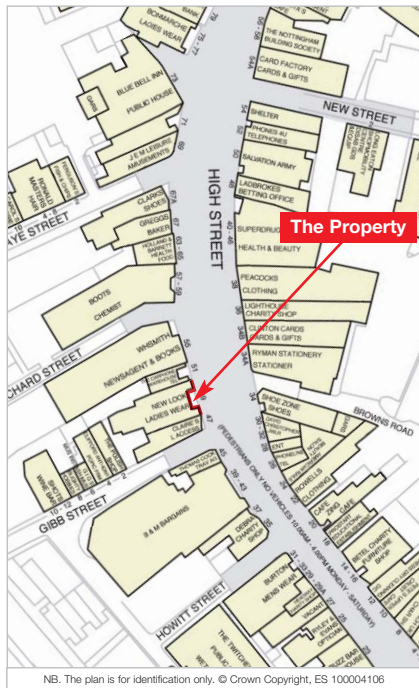


Long Eaton
49 High Street
Nottingham
Nottinghamshire
NG10 1HZ

- Freehold Shop Investment
- Let to New Look Retailers Limited
- Well located in the pedestrianised town centre
- VAT is not applicable
- Current Rent Reserved

£35,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Long Eaton is a busy market town, located some 8 miles south-west of Nottingham city centre and some 12 miles east of Derby. The town is served by the M1 (Junctions 24 and 25), being approximately 2 miles to the west. East Midlands International Airport lies some 6 miles to the south-west. The property is situated in the heart of the town centre on the pedestrianised High Street. Occupiers close by include W H Smith, Boots, Holland & Barrett, Greggs, Superdrug, Peacocks, Ryman, Shoe Zone and Claire's Accessories.

Description
The property is arranged on ground and one upper floor to provide a shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	9.65 m	(31' 8")
Net Frontage	8.50 m	(27' 10")
Shop Depth	15.75 m	(51' 8")
Built Depth	24.50 m	(80' 5")
First Floor	142 sq m	(1,529 sq ft)

Tenancy

The entire property is at present let to NEW LOOK RETAILERS LIMITED for a term of 5 years from 19th August 2010 (by way of a lease renewal/extension) at a current rent of £35,000 per annum, exclusive of rates (previous rent £43,000 per annum). The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 510.
Website Address: www.newlook.co.uk
For the year ended 27th March 2010, New Look Retailers Limited reported a turnover of £1.167m, a pre-tax profit of £157.951m and a net worth of £798.519m. (Source: riskdisk.com 23.05.2011.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsoop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 38 Long Eaton**.

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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