

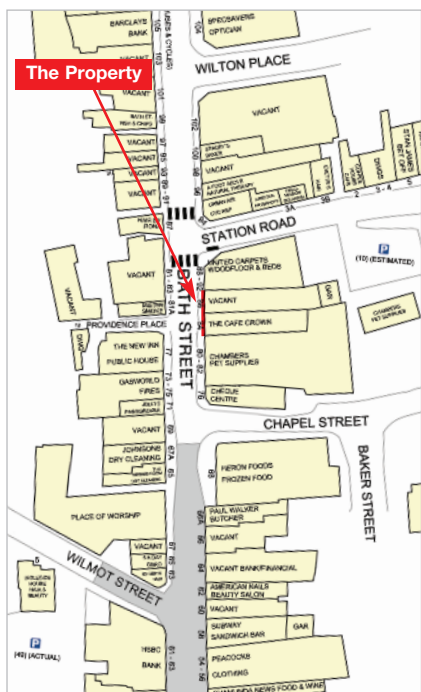
Ilkeston

84/86 Bath Street

Derbyshire

DE7 8FE

- Two Freehold Shops
 - Town centre location
 - Café let until 2027
 - Rent Review 2015
 - Total Current Rents Reserved
- £5,000 pa**
plus One Vacant Shop



Tenure

Freehold.

Location

The Derbyshire town of Ilkeston, which lies on the River Erewash, has a population of approximately 37,500 and is situated between the cities of Derby and Nottingham approximately 3 miles west of Junction 26 of the M1 Motorway.

The property is situated on the east side of Bath Street between its junctions with Station Road and Chapel Street.

Occupiers close by include Cheque Centre, Heron Foods, Johnsons, Specsavers, Barclays and Post Office.

Description

The property is arranged on ground and one upper floor to provide a café and vacant shop on the ground floor with each benefiting from ancillary accommodation at first floor level which is accessed internally.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 116–150 Bands E–F (Copies available on website).

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-----|-----------------|--|---|--|---------------------------------|
| 84 | Volkan Alacayir | Gross Frontage 4.60 m Net Frontage 4.10 m Shop & Built Depth 15.16 m First Floor 19.00 sq m | (15' 1") (13' 5") (49' 9") (205 sq ft) | 15 years from 01.06.2012 Rent review every third year | £5,000 p.a. Rent Review 2015 |
| 86 | Vacant | Gross Frontage 5.80 m Net Frontage 5.55 m Shop & Built Depth 18.32 m First Floor 52.40 sq m | (19' 0") (18' 3") (60' 2") (564 sq ft) | – | – |

NB. Areas taken from www.voa.gov.uk.

NB. Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

Total £5,000 p.a.

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 Ellen Beardsworth, Bond Dickinson LLP. Tel: 0191 279 9882 e-mail: ellen.beardsworth@bonddickinson.com