

## Beeston

### 6 Chilwell Road Nottinghamshire NG9 1EF

- **Prominent Freehold Bank Investment**
- Entirely let to Lloyds TSB Bank Plc
- Lease expires 2022 (2)
- Pedestrianised town centre location between Specsavers and JD Wetherspoon
- No VAT applicable
- Rent Review 2017
- Total Current Rent Reserved  
**£39,000 pa <sup>(1)</sup>**

**EIGHT WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

#### Location

Beeston, with a population of some 33,000, is located 4 miles south-west of Nottingham city centre. The town is served by the A52 which is situated close by and provides access to both Nottingham city centre and to Junction 25 of the M1 motorway. The property is situated in the town centre on the north side of the pedestrianised Chilwell Road, at its junction with Foster Avenue, adjacent to Specsavers. There is a public car park directly to the rear. Other occupiers close by include Specsavers (adjacent), Argos (opposite), JD Wetherspoon, Barclays, HSBC, Nationwide, NatWest and Greggs amongst many others.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall with ancillary office and storage space above.

The property provides the following accommodation and dimensions:

|                              |            |               |
|------------------------------|------------|---------------|
| Gross Frontage (incl. Splay) | 9.1 m      | (29' 10")     |
| Net Frontage                 | 5.85 m     | (19' 3")      |
| Return Net Frontage          | 9.75 m     | (31' 11")     |
| Shop & Built Depth           | 19.5 m     | (63' 11")     |
| First Floor                  | 118.2 sq m | (1,272 sq ft) |

#### Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 25th March 2012 at a current rent of £35,000 per annum, exclusive of rates (1). The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a fixed increase to £39,000 p.a. in March 2015. The Vendor will 'top up' the rent so that the purchaser will effectively receive £39,000 p.a. from completion.

(2) There is a tenant's only break clause at the end of the fifth year.

#### Tenant Information

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc. No. of Branches: More than 3,000. Website Address: [www.lloydstsb.com](http://www.lloydstsb.com)

#### Planning

A planning application (13/00042/FUL) has been submitted for the demolition of units 9-18 The Square, and construction of a mixed use scheme, together with refurbishment of other units. Further information can be found at [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 62 Band C (Copy available on website).

#### Viewings

To be held on 15th May 2013 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 33 Beeston**.

