

Burton-upon-Trent

8 & 10/11 Dover Court
Horninglow Road North
Staffordshire
DE13 0SP

- Two Virtual Freehold Shop and Residential Investments
- Comprising two shops with two flats above to be offered as two lots
- No VAT applicable
- Busy neighbourhood parade
- Rent Review 2017
- Total Current Gross Rents Reserved
£15,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Each held for a term of 2,000 years from 29th September 1986 at a fixed rent of a peppercorn.

Location

Burton-upon-Trent, with a population of approximately 60,000, is located approximately 11 miles south-west of Derby and 28 miles north-east of Birmingham, close to the junction of the A38 and A50 trunk roads. The M42 is situated approximately 10 miles to the south-east of Burton. The property is situated in the suburb of Horninglow, which lies to the north-west of the town centre via the A511 Horninglow Road North. The property is located in a parade, which is located on the west side of Horninglow Road North, close to its junction with Dover Road. Occupiers close by include Angelo's Chippery (adjacent), K G Autos, The Carpet Shop and Wok Inn, amongst others.

Description

The properties are arranged on ground and one upper floor to provide a ground floor shop unit together with self-contained first floor flats above, which are separately accessed from the rear. To the rear of the parade is communal off-street parking for approximately 33 cars.

VAT

VAT is not applicable to these lots.

Documents

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

Energy Performance Certificate

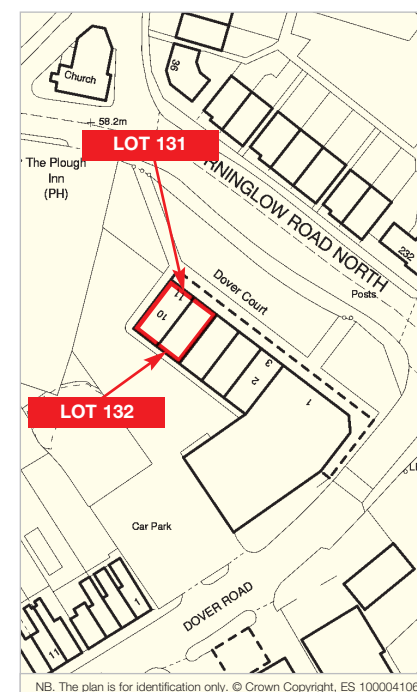
For EPC Ratings please see website.

Lot	No	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
131	10/11	Ritchie Products Ltd (Tanning Salon)	Gross Frontage 5.80 m (19' 0") Net Frontage 5.20 m (17' 1") Shop Depth 9.85 m (32' 4") Built Depth 11.70 m (38' 5") Ground Floor 53.50 sq m (576 sq ft) First Floor Flat – 3 Rooms, Kitchen and Bathroom (2)	10 years from 29.09.2010 Rent review on 29.09.2017 FR & I (1)	£8,000 p.a.	Rent Review 2017
132	8	Ritchie Products Ltd with 2 personal guarantees (Hairdresser)	Gross Frontage 5.50 m (18' 0") Net Frontage 5.15 m (16' 10") Shop Depth 9.90 m (32' 6") Built Depth 11.70 m (38' 5") Ground Floor 47.15 sq m (508 sq ft) First Floor Flat – 3 Rooms, Kitchen and Bathroom (2)	10 years from 28th June 2006 Rent review and tenant's option to break in the 5th year (not exercised) FR & I	£7,500 p.a.	Reversion 2016

(1) The lease was a renewal of a previous lease, the lease contains a tenant's option to break in September 2017.

(2) Not inspected by Allsop. Areas provided by the vendor.

Total (Lots 131 & 132) £15,500 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 Miss R Medcalf, Tinsdills. Tel: 01782 262031 e-mail: rebecca.medcalf@tinsdills.co.uk

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