

Long Eaton Unit 1, 54/58 High Street Nottinghamshire NG10 1LP

- **Freehold Shop Investment**
- Entirely let to Sportswift Ltd on a lease expiring 2020
- Busy corner position adjacent to The Nottingham Building Society
- Cross Street Retail Park to the rear
- Rent Review 2015
- Current Rent Reserved

£43,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Long Eaton, with a population of some 45,000, lies just north of the River Trent some 7 miles south-west of Nottingham and immediately to the east of Junction 25 of the M1 Motorway. The town is primarily accessed via the A6005.

The property is situated in a prominent corner position on the pedestrianised section of the High Street.

Occupiers close by include The Nottingham Building Society, Co-op Travel, Vodafone, Ladbrokes, Santander, Betfred and Dorothy Perkins. The Cross Street Retail Park is to the rear and tenants include Farmfoods, Barnardo's and KFC. There are Tesco Extra and Aldi supermarkets a short distance to the rear.

Description

The property is arranged on ground and one upper floor to provide a modern shop unit with ancillary accommodation to the upper floor.

The property provides the following accommodation and dimensions:

Gross Frontage	8.45 m	(27' 8")
Net Frontage	7.55 m	(24' 9")
Shop Depth	20.00 m	(65' 7")

Ground Floor	159.10 sq m	(1,713 sq ft)
First Floor	47.30 sq m	(509 sq ft)

Tenancy

The property is at present let to SPORTSWIFT LIMITED for a term of 20 years from 7th July 2000 at a current rent of £43,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 31st January 2014, Sportswift Limited reported a turnover of £313.182m, a pre-tax profit of £69.243m and a net worth of £215.073m. (Source: Experian 21.04.2015)

VAT

VAT is applicable to this lot.

Buyer's Premium

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

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Lisa Marie Hill, Bond Dickinson LLP. Tel: 0191 279 9139 e-mail: lisamarie.hill@bonddickinson.com