

Long Eaton

67A High Street Nottinghamshire NG10 1HZ

- **Freehold Shop Investment**
- Pedestrianised town centre location
- Prominent corner position
- Rent Review December 2016
- Current Rent Reserved
£26,000 pa



Tenure

Freehold.

Location

Long Eaton, with a population of some 37,000, 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 the heart of the town centre on the south side of the pedestrianised High Street, at the junction with Claye Street. Occupiers close by include Greggs (adjacent), Holland & Barrett, Boots, WH Smith, New Look and Peacocks, amongst others.

Description

The property is arranged on ground and one upper floor. The property provides a ground floor shop with ancillary accommodation above. To the rear of the ground floor are stores, staff WCs and loading facilities.

The property provides the following accommodation and dimensions:

Gross Frontage	7.10 m	(23' 4")
Net Frontage	6.85 m	(22' 6")
Shop Depth	18.85 m	(61' 10")
Built Depth	26.30 m	(86' 4")
First Floor	89.00 sq m	(958 sq ft)

Tenancy

The entire property is at present let to STONEYGATE 194 LIMITED for a term of 10 years from 25th December 2011 at a current rent of £26,000 per annum. The lease provides for a rent review and a tenant option to break on 25th December 2016 on 6 months' notice. The tenant has not exercised their option to break and the opportunity to do so has passed. The lease contains full repairing and insuring covenants. The property trades as a Clarks shoe shop.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

