

Derby

7-9 Derby Road Chellaston Derbyshire DE73 5SA

- **Freehold Shop Investment**
- Let to One Stop Community Stores Ltd
- Lease expires 2021 (no breaks)
- Located in busy retail parade
- Rent Review 2016
- Current Rent Reserved
£32,500 pa



Tenure

Freehold.

Location

Derby, with a population of some 223,000, is an important commercial and industrial centre located some 8 miles from Junctions 24 and 25 of the M1 motorway and 11 miles north-west of East Midlands Airport. Chellaston is a suburb of Derby located approximately 4.5 miles south of the city centre via the A514.

The property is situated on the western side of Derby Road in a busy retail parade and close to its junction with the High Street. Occupiers close by include Post Office, Co-operative Food, Co-operative Pharmacy, Tesco Express and other local occupiers.

Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with a self-contained first floor flat above. The property benefits from four designated car parking spaces to the front.

The property provides the following accommodation and dimensions:

Gross Frontage	10.60 m	(34' 9")
Net Frontage	10.10 m	(33' 2")
Shop Depth	21.40 m	(70' 3")
Built Depth	30.40 m	(99' 9")
Ground Floor	219 sq m	(2,357 sq ft)

First Floor Flat (1) – 4 Rooms, Kitchen and Bathroom

(1) Not inspected by Allsop LLP. Information provided by the Joint Agent.

Tenancy

The entire property is at present let to ONE STOP COMMUNITY STORES LTD (not in occupation) for a term of 25 years from 29th September 1996 at a current rent of £32,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the ground floor retail has been sublet at a rent of £25,000 per annum for the first year rising to £26,000 per annum thereafter and terminating on 28th August 2021.

Tenant Information

The holding company is T & S Stores Ltd and the ultimate holding company is Tesco plc, although neither are party to the lease. No. of Branches: 600.

Website Address: www.onestop.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 60 Band C (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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