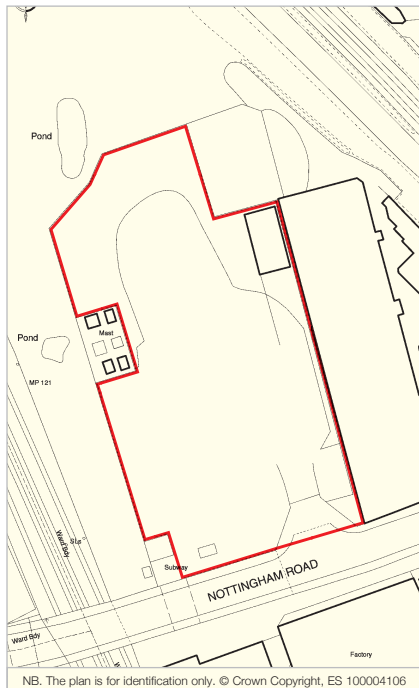


Long Eaton Land at Nottingham Road Nottinghamshire NG10 2AA

- **Freehold Commercial Land Investment**
- Comprises a site extending to 0.747 hectares (1.847 acres)
- Majority let to UK Capacity Reserve Limited on a lease expiring 2037 (no breaks)
- Main lease with RPI linked rent review every 5th year
- Further lease to UK Capacity Reserve Limited expiring 2018
- Total Current Rents Reserved
£75,000 pa

On the Instructions of
National Grid
nationalgrid



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 8.5 miles east of Derby. The town is well connected by road, being located at Junction 25 of the M1 Motorway. Long Eaton Rail Station provides regular services to Nottingham, Derby, Birmingham, Leicester and London. The property is situated to the north of Nottingham Road (A6005), a short distance from the town centre and close to the Tesco and Asda supermarkets.

Description
The property comprises a broadly level site extending to 0.747 hectares (1.847 acres) upon which the tenant is in the process of constructing a battery storage facility.
NB. Part of the site is not demised to the tenant under either lease. Please refer to the legal pack for further information.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
We are advised an EPC is not required.

Buyer's Fee
Please note the successful buyer will be required to pay the Auctioneers a buyer's fee of £1,200 (inclusive of VAT) upon exchange of sale memoranda.

Registered Bidding
Any party wishing to bid must complete and return the National Grid Bidders Registration Form by no later than close of business on Monday 29th January. The form is available from www.allstop.co.uk, is included in the hard copy catalogue or upon request from will.clough@allstop.co.uk

Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
UK Capacity Reserve Limited (1)	Battery Storage	20 years from 27.07.2017 RPI (uncapped) rent review every 5th year	£50,000 p.a.	Rent Review 2022
UK Capacity Reserve Limited (1)	Laydown Area	12 months from 27.07.2017	£25,000 p.a.	Reversion July 2018

(1) UK Power Reserve Limited is the parent company of UK Capacity Reserve Limited.
For the year ended 31st March 2016, UK Power Reserve Limited reported a turnover of £1.195m, a pre-tax profit of £7.141m, shareholders' funds and a net worth of £33.401m. (Source: Experian 08.01.2018.)

Total £75,000 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 | Yarde Esq, Shakespeare Martineau. Tel: 01789 416400 e-mail: ian.yarde@shma.co.uk