

Worksop

Unit 8, The Prospect Precinct (formerly Unit 7)

Gloucester Road Nottinghamshire

• Freehold Ground Rent Investment

- Let to Done Brothers
- Let on a lease expiring 2071 (with Reviews)
- Rent Review 2014

Tenure

Freehold.

Location

Worksop is a small market town which lies to the west of the A1, 18 miles south-east of Sheffield. The property is situated in a large residential area to the north-east of Worksop town centre fronting Prospect Precinct close to its junction with Gloucester Road. In turn Gloucester Road leads to Blyth Road (B6045). The property forms part of a local parade serving the requirements of the surrounding residential area close to Bassetlaw General Hospital. Other occupiers in the parade include Sainsbury's Local, Post Office, Martins and Cooplands.

Current Rent Reserved

£870 pa

Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with a flat on the first floor above.

The property provides the following accommodation and dimensions:

| | | |
|------------------|---------|-----------|
| Gross Frontage | 5.53 m | (18' 2") |
| Net Frontage | 5.15 m | (16' 11") |
| Shop Depth | 13.82 m | (45' 4") |
| Built Depth | 14.12 m | (46' 4") |
| First Floor Flat | | |

Total

Tenancy

The entire property is at present let to DONE BOOKMAKERS for a term of 99 years from 29th September 1972 at a current rent of £870 per annum, exclusive of rates. The lease provides for ground rent reviews every 14th year of the term. There is a formula set out in the lease for calculating the ground rent. The lease contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Seller's Solicitor

A Boyars Esq., Millichips.
Tel: 0121 624 8412 Fax: 0121 624 8400.
E-mail: aboyars@millichips.com



Cannock

Union Works, Union Street, Bridgtown Staffordshire

WS11 0BS

• Freehold Industrial Investment

- Let to Murray & Willis Ltd
- Comprising 325.2 sq m (3,500 sq ft)
- No VAT applicable
- Situated within a mixed use area adjacent to A34 and close to M6 Toll Motorway
- Tenant Holding over

Tenure

Freehold.

Location

Cannock has a resident population of approximately 60,000 and is located approximately 18 miles north of Birmingham, 9 miles west of Lichfield and 8 miles north-east of Wolverhampton. The area benefits from good road communications with the M6 motorway (Junction 11) situated approximately 3 miles to the south-west via the A460.

Current Rent Reserved

£9,100 pa

The property is situated in a mixed use area on Union Street, to the south of Cannock town centre between the A34 and the A5, and a short distance north of the M6 Toll motorway.

Description

This detached property provides an industrial unit with a mezzanine floor and a secure service yard and parking to the front and side.

The property provides the following Gross Internal Areas

| | | |
|--------------|------------|---------------|
| Ground Floor | 215.3 sq m | (2,317 sq ft) |
| Mezzanine | 109.9 sq m | (1,183 sq ft) |
| Total | 325.2 sq m | (3,500 sq ft) |

Tenancy

The entire property is at present let to MURRAY & WILLIS LTD for a term of 12 months from 11th July 2008 at a current rent of £9,100 per annum, exclusive of rates without review. The lease contains internal repairing and insuring covenants qualified by reference to existing condition. There is a rolling mutual break clause on 4 weeks' notice.

NB: A Section 25 notice was served on 3rd May 2011.

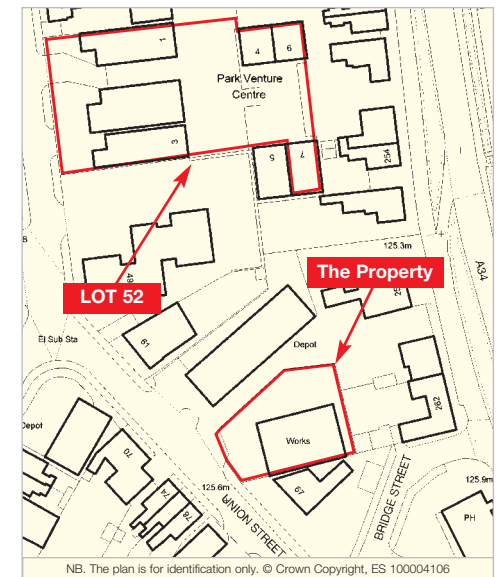
Seller's Solicitor

Ms P Hantakova, Clarke Willmott.
Tel: 0845 209 1497 Fax: 0845 209 2510.
E-mail: petra.hantakova@clarkewillmott.com



Tenant Information

Established in 1989, Murray & Willis carry out refurbishment refits across a wide variety of sectors, throughout the UK.
Website Address: www.murrayandwillis.co.uk
For the year ended 31st December 2010, Murray & Willis Ltd reported a turnover of £13.08m, a pre-tax profit of £190,080 and a net worth of £696,914.
(Source: riskdisk.com 09.06.2012.)



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