

Nottingham

352 Southchurch Drive Clifton Nottinghamshire NG11 9FE

- **Freehold Betting Office**
- **Let to Coral Racing Ltd on a lease expiring 2027 (no breaks)**
- **Minimum uplift at each review**
- **No VAT applicable**

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

The city of Nottingham is the regional capital of the East Midlands. It has a resident population of approximately 270,000 and is the primary shopping destination for over 600,000 people and ranked seventh in the UK for shopping by spending. Nottingham benefits from excellent communications with Junctions 24, 25 and 26 of the M1 motorway located approximately 7 miles to the west of the city centre. Clifton is a residential suburb located 4 miles south-west of the city centre.

The property is situated at the southern end of Southchurch Drive close to its junction with

Current Rent Reserved
£8,100 pa
Rising to a minimum of
£9,278 pa in September
2016

Farnborough Road in a parade of similar shop units. The adjacent building is under redevelopment to provide four retail units. Occupiers close by include Morrisons, Iceland, Bet Fred, Boots, Lloyds TSB and Wilkinsons.

Description

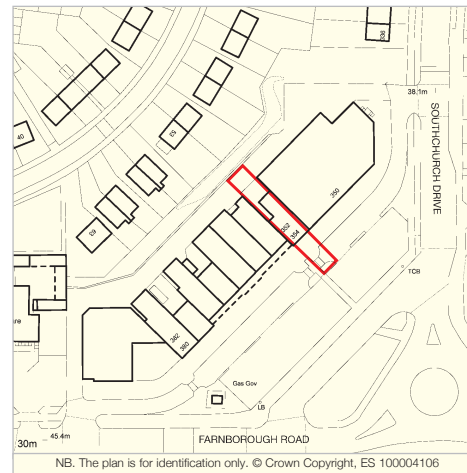
The property is arranged on ground and two upper floors to provide a ground floor betting office together with self-contained accommodation on the two floors above which was previously used as a maisonette but is not presently used by the tenants and is separately accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.75 m	(25' 5")
Net Frontage	6.30 m	(20' 8")
Shop Depth	11.00 m	(36' 1")
Built Depth	17.00 m	(55' 9")
Ground Floor	86.50 sq m	(931 sq ft)
First and Second Floor – Not inspected		

Seller's Solicitor

Mrs J Boot, Wallace LLP.
Tel: 0207 636 4422 Fax: 0207 467 8724.
E-mail: jackie.boot@wallace.co.uk



Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 28th February 2011 at a current rent of £8,100 per annum, exclusive of rates. The lease provides for rent reviews in September 2016 and September 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £9,278 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants.



Tenant Information

No. of Branches: 1,600.
Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Ilkeston

329 Nottingham Road Derbyshire DE7 5BB

- **Freehold Betting Office and Residential Investment**
- **Let to Coral Racing Ltd on a lease expiring 2027 (no breaks)**
- **Minimum uplift at each review**
- **No VAT applicable**

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

The Derbyshire town of Ilkeston, which lies on the River Erewash has a population of approximately 37,500 and is situated between the cities of Derby and Nottingham approximately 3 miles west of Junction 26 of the M1 motorway.

The property is situated in the Gallows Inn area of Ilkeston to the south-east of the town centre on the southern side of Nottingham Road (A6007) on the corner of Little Hallam Lane.

Current Rent Reserved
£5,400 pa
Rising to a minimum of
£6,147 pa in June 2016

Occupiers close by include a Total filling station, Happy Shopper convenience store, local traders and a Post Office

Description

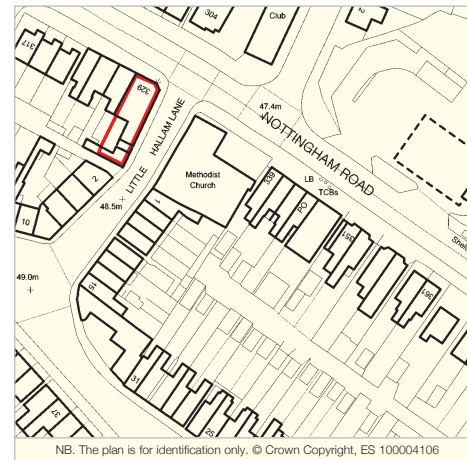
The property is arranged on ground and one upper floor to provide a ground floor corner betting office together with self-contained accommodation above which is separately accessed from Little Hallam Lane and was previously used as a flat although is presently unused by the tenants.

The property provides the following accommodation and dimensions:

Gross Frontage	7.10 m	(23' 4")
Net Frontage	3.90 m	(12' 9")
Return Frontage	21.27 m	(69' 9")
Shop Depth	13.45 m	(44' 2")
Built Depth	21.27 m	(69' 9")
Ground Floor	88.2 sq m	(949 sq ft)
First Floor – 4 Rooms, Kitchen, Shower Room		

Seller's Solicitor

Mrs J Boot, Wallace LLP.
Tel: 0207 636 4422 Fax: 0207 467 8724.
E-mail: jackie.boot@wallace.co.uk



Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 28th February 2011 at a current rent of £5,400 per annum, exclusive of rates. The lease provides for rent reviews in June 2016 and June 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £6,147 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants.



Tenant Information

No. of Branches: 1,600.
Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 20 Ilkeston**.