

lot 26

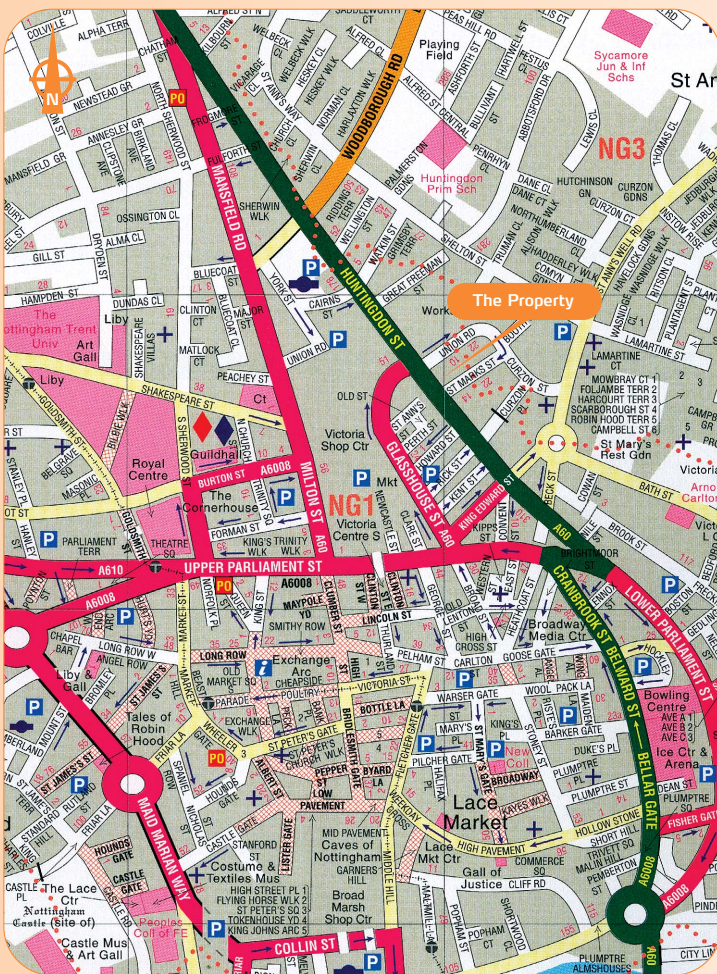
Rent
£183,000
per annum
exclusive

Staples, Huntingdon Street Nottingham NG1 3NL

Freehold Retail Warehouse Investment

- Majority let to Staples (UK) Retail Limited
- Prominent corner position in city centre location
- Nearby occupiers include Kwik-Fit, Aldi and a number of independent retailers
- Approximate site area of 0.365 hectares (0.903 acres)
- Large car park for approximately 40 cars
- Six Week Completion Period Available





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Location

Miles: 16 miles east of Derby
25 miles north of Leicester
Roads: A60, B684, M1 (Junction 26)
Rail: Nottingham
Air: East Midlands Airport

Situation

The property is situated in a prominent corner position on the eastern side of Huntingdon Street (A60) at its junction with Curzon Place. Nearby occupiers include Kwik-Fit, Aldi and a number of independent retailers.

Description

The property comprises a ground floor retail warehouse and benefits from a large on-site car park for approximately 40 cars. An additional area of land on the other side of Curzon Place is used for car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversions
Ground	Retail Warehouse	1,395.40 sq m	(15,020 sq ft)	STAPLES (UK) RETAIL LIMITED (1)	25 years from 24/06/1990 on a full repairing and insuring lease	£177,000	24/06/2015
Ground	Additional Car Park			SHERWOOD CLIMBING COMPANY LTD	7 year licence from May 2012 until May 2019 (2)	£6,000	May 2019
Totals		1,395.40 sq m	(15,020 sq ft)			£183,000	

(1) Staples, the world's largest office products company operates from 27 countries throughout North and South America, Europe, Asia and Australia.

(Source: www.staples.co.uk 20/04/2012)

(2) The licence is subject to planning permission being granted which is expected shortly. The licence has therefore not been completed as yet.

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