

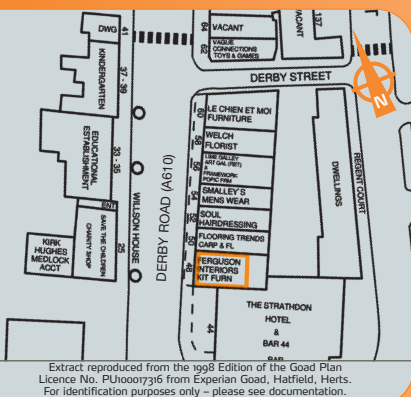
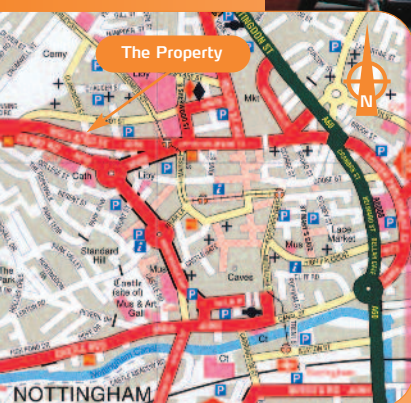
lot 46

48 Derby Road Nottingham, Nottinghamshire NG1 5FQ

Rent
£16,650
per annum
exclusive

City Centre Retail Investment

- Ground and basement let to Ferguson Interiors Ltd until 2020
- City centre location on Derby Road (A610)
- Nearby occupiers include The Strathdon Hotel, Flooring Trends, Welch Florists and a number of other independent retailers
- Six Week Completion



Location

Miles: 26 miles north of Leicester
37 miles south of Sheffield
Roads: A610, A6008, A6200
Rail: Nottingham Rail
Air: Nottingham Airport

Situation

The property is situated on the northern side of Derby Road (A610), one of the main arterial roads leading out of Nottingham city centre towards Junction 26 of the M1, close to its junction with Upper Parliament Street. Nearby occupiers include The Strathdon Hotel, Flooring Trends, Welch Florists, St Josephs School and a number of other independent retailers.

Description

The property comprises a ground floor retail unit with basement storage accommodation.

Tenure

Long Leasehold. Held for a term from completion until 9th September 2144 at a fixed ground rent of £1 p.a.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	89.19 sq m	(960 sq ft)	FERGUSON INTERIORS LTD (1)	16 years 8 months from 02/02/2004 until 28/09/2020	£16,650	02/02/2013 and 3 yearly
Lower Ground	Retail/Storage	76.18 sq m	(820 sq ft)				
Totals		165.37 sq m	(1,780 sq ft)			£16,650	

(1) Ferguson Interiors Limited are one of the areas longest established kitchen specialists. They have been selling kitchens since 1975 in Nottingham and are still under the original ownership. (Source: www.fergusoninteriors.wix.com 25/04/2013)

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