

lot 15

31/32 Long Row
Nottingham, Nottinghamshire NG1 2DR

Rent
£167,500
per annum
exclusive

Freehold Retail and Office Investment

- Entirely let to Schuh Limited
- Prominent position in Nottingham City Centre

- Nearby occupiers include Debenhams, Primark, Pizza Hut and Ladbrokes



On behalf of



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£167,500
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Location

Miles: 26 miles north of Leicester
38 miles south of Sheffield
50 miles north-east of Birmingham
Roads: A610, A6008, A6200
Rail: Nottingham Railway Station
Air: Nottingham Airport

Situation

The property is well situated within the city centre on the pedestrianised Long Row, opposite the Old Market Square. Nearby occupiers include Debenhams, Pizza Hut, Primark and Ladbrokes.

Description

The property comprises a ground floor retail unit with basement storage and self-contained office accommodation on the first, second and third floors, accessed from Long Row.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	231.20 sq m (2,488 sq ft)	SCHUH LIMITED (1) (2)	25 years from 24/06/1991	£167,500	23/06/2016
Basement	Ancillary	252.60 sq m (2,718 sq ft)				
First	Office	243.90 sq m (2,625 sq ft)				
Second	Office	100.30 sq m (1,080 sq ft)				
Third	Office	78.60 sq m (846 sq ft)				
Totals		906.60 sq m (9,757 sq ft)			£167,500	

(1) For the year ending 2nd February 2013, Schuh Limited reported a turnover of £232,986,000, pre-tax profits of £25,634,000 and a total net worth of £77,358,000. (Source: www.riskdisk.com 18/09/2014)
(2) The first floor office accommodation has been sublet to Manpower plc.

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