

lot 69

209/213 Main Street Bulwell, Nottingham NG6 8EZ

Rent
£85,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to Iceland Foods Limited until 2023 (no breaks)
- Nearby occupiers include Wilkinson, HSBC, Greggs and Superdrug
- Town Centre Location on Pedestrianised Retailing Thoroughfare





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Location

Miles: 4 miles north-west of Nottingham
9 miles south of Mansfield
Roads: B682, A6002, A610, M1 (Junction 26)
Rail: Bulwell Rail Station
Air: East Midlands Airport

Situation

The property is situated in Bulwell town centre, on the western side of the pedestrianised Main Street, close to its junction with Market Place. Nearby occupiers include Wilkinson, HSBC, Greggs and Superdrug.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	464.50 sq m	(5,000 sq ft)	ICELAND FOODS LIMITED (1)	20 years from 01/10/2003 until 30/09/2023 on a full repairing and insuring lease	£85,000	01/10/2018 (2)
First	Storage	198.25 sq m	(2,134 sq ft)				
Totals		662.75 sq m	(7,134 sq ft)			£85,000	

(1) For the year ending 28th March 2014, Iceland Foods Limited reported a turnover of £2,699,261,000, pre-tax profits of £173,932,000 and a total net worth of £364,657,000. (Source: www.riskdisk.com 30/07/2014)

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