

## lot 18

Rent  
£325,733.01  
p.a.x (Gross),  
£257,483.01  
p.a.x. (Net)

## 28 & 30 St Peter's Street and 27, 29 & 31 Green Lane Derby, Derbyshire DE1 1RS

### Substantial City Centre Investment

- Let to tenants including Clydesdale Bank plc and Freedom Sportsline Ltd (t/a Foot Locker)
- Prominently located close to The Intu and Audley Shopping Centres
- Approximately 1,207.23 sq m (12,995 sq ft)
- Frontages to both St Peter's Street and Green Lane
- Asset Management opportunities
- High Yielding on Guide Price



On the  
Instructions of **cordeasavills**





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**£257,483.01**  
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### Location

**Miles:** 15 miles west of Nottingham  
 35 miles south of Sheffield  
 38 miles north-east of Birmingham  
**Roads:** A38, A50, A52, M1 (Junction 25)  
**Rail:** Derby Railway Station  
**Air:** East Midlands Airport

### Situation

The property is prominently situated in the heart of Derby City Centre with its main frontage on the west side of the pedestrianised St Peter's Street close to its junction with East Street and Cornmarket, and a further frontage on Green Lane. The property benefits from being located close to The Audley Centre and The Intu Shopping Centre (formerly Westfield), which houses 190 shops, an extensive food court and a 12 screen cinema. Nearby occupiers include Tesco Metro, Primark, BHS, McDonald's, Costa and Barclays Bank.

### Description

The property comprises a bank and four shops. The bank on St Peter's Street is arranged on the ground and first floors and the shop on St Peter's Street is arranged on the ground floor only. The three shops to the rear fronting Green Lane provide retail accommodation on the ground floor only with a forecourt to the front. The property also benefits from car parking for about 30 cars (20 of which are licenced to an adjoining owner and the remainder of which are allocated to the tenant), accessed via Green Lane.

### Tenure

Leasehold from The Trustees of the Liversage Charity for a term of 125 years from 29th September 1972 at a current rent of £68,250 per annum. The rent is reviewed every 14 years (next rent review March 2018) to the higher of £15,000 per annum or 21% of the fair rack rental value of the demised premises.

### VAT

VAT is not applicable to this Lot.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
28 St Peter's Street	Ground	Banking	422.70 sq m	(4,550 sq ft)	<b>CLYDESDALE BANK PLC (1)</b>	40 years from 25/12/1979	£172,000	(24/12/2019)
	First	Hall/Ancillary	102.10 sq m	(1,099 sq ft)				
30 St Peter's Street	Ground	Retail/Ancillary	201.80 sq m	(2,172 sq ft)	<b>FREEDOM SPORTSLINE LIMITED (t/a Foot Locker) (2)</b>	Approx. 15 years from 09/07/2002	£110,000	(23/06/2017)
27 Green Lane	Ground	Retail/Ancillary	169.50 sq m	(1,825 sq ft)	<b>A G MURPHY &amp; A M MURPHY</b>	10 years from 04/04/2006 (3)	Nil (3)	(03/04/2016)
29 Green Lane	Ground	Retail/Ancillary	168.70 sq m	(1,816 sq ft)				
31 Green Lane	Ground	Retail/Ancillary	142.40 sq m	(1,533 sq ft)	<b>ROSEBUD ENTERPRISES LIMITED with a guarantee (t/a Learn Direct) (4)</b>	6 years from 02/03/2012 (5)	£15,000 (6)	02/03/2017 (6) (01/03/2018)
20 car parking spaces (Licence)					<b>S H COOK T/A SIMON HENRY HAIRDRESSERS</b>	5 years from 24/06/2011	£12,752.75	23/06/2016
Part service yard					<b>EDDOWES WALDRON &amp; CASH</b>		£11,400 (Licence Fee)	
					<b>MCDONALD'S RESTAURANTS LTD</b>	Lease expiring 13/12/2016	£4,580.26	
<b>Totals</b>			<b>1,207.23 sq m</b>	<b>(12,995 sq ft)</b>			<b>£325,733.01</b>	

(1) Clydesdale Bank plc is a member of the National Australia Bank Group (NAB), one of the world's top 40 financial companies with over 12.4 million customers worldwide. (Source [www.cbonline.co.uk](http://www.cbonline.co.uk)).

(2) For the year ending 31/12/2013, Freedom Sportslines Limited reported a turnover of £95,791,000, pre-tax profits of £1,550,000 and a total net worth of £21,040,000. (Source: [www.riskdisk.com](http://www.riskdisk.com) 15/01/2015).

(3) The tenant has entered into an Individual Voluntary Arrangement and is not paying rent or in occupation of the property.

(4) The seller is holding a £3,750 rent deposit.

(5) The lease is subject to a tenant break option in September 2016. If exercised, the tenant is liable for a break penalty of £7,500 plus VAT. The tenant has not served notice to exercise their break option in March 2015.

(6) The rent is reviewed to the higher of Open Market Rental Value or £17,389.12 per annum.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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 See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

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