

## 37-39 Bath Street Ilkeston, Derbyshire DE7 8AH

lot 65

### Freehold Retail Investment

- Let to Burton/Dorothy Perkins Properties Ltd on a new 5 year lease guaranteed by Redcastle Limited
- Prominent position in pedestrianised retail district
- Located opposite to the Albion Shopping Centre
- Nearby occupiers include NatWest, Greggs, Holland & Barrett and Boots

Rent  
**£30,000**  
per annum  
exclusive



On behalf of  
Joint Fixed Charge  
Receivers

### Location

Miles: 7 miles west of Nottingham  
29 miles north of Leicester  
50 miles north-east of Birmingham

Roads: A610, A52, M1

Rail: Ilkeston Railway Station

Air: Birmingham Airport

### Situation

The property is situated in a prime pitch on the southern side of the pedestrianised High Street, in Ilkeston town centre. The Albion Shopping Centre lies directly opposite and houses retailers such as Superdrug, Costa Coffee, B&M Bargains and Savers. Other nearby occupiers include NatWest, Greggs, Holland & Barrett and Boots.

### Description

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

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	200.11 sq m (2,135 sq ft)	<b>BURTON/DOROTHY PERKINS PROPERTIES LIMITED (1) GUARANTEED BY REDCASTLE LIMITED</b>	5 years from 23/06/2015 on a full repairing and insuring lease (2)	£30,000	22/06/2020
First	Ancillary	130.20 sq m (1,401 sq ft)				
<b>Totals</b>		<b>330.13 sq m (3,536 sq ft)</b>			<b>£30,000</b>	

(1) Dorothy Perkins is one of the biggest UK fashion retailers with around 600 UK stores and 124 international outlets.

(Source: www.dorothyperkins.com 16/09/2015)

(2) The lease provides a tenant's option to determine on 23/06/2018.

### 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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