

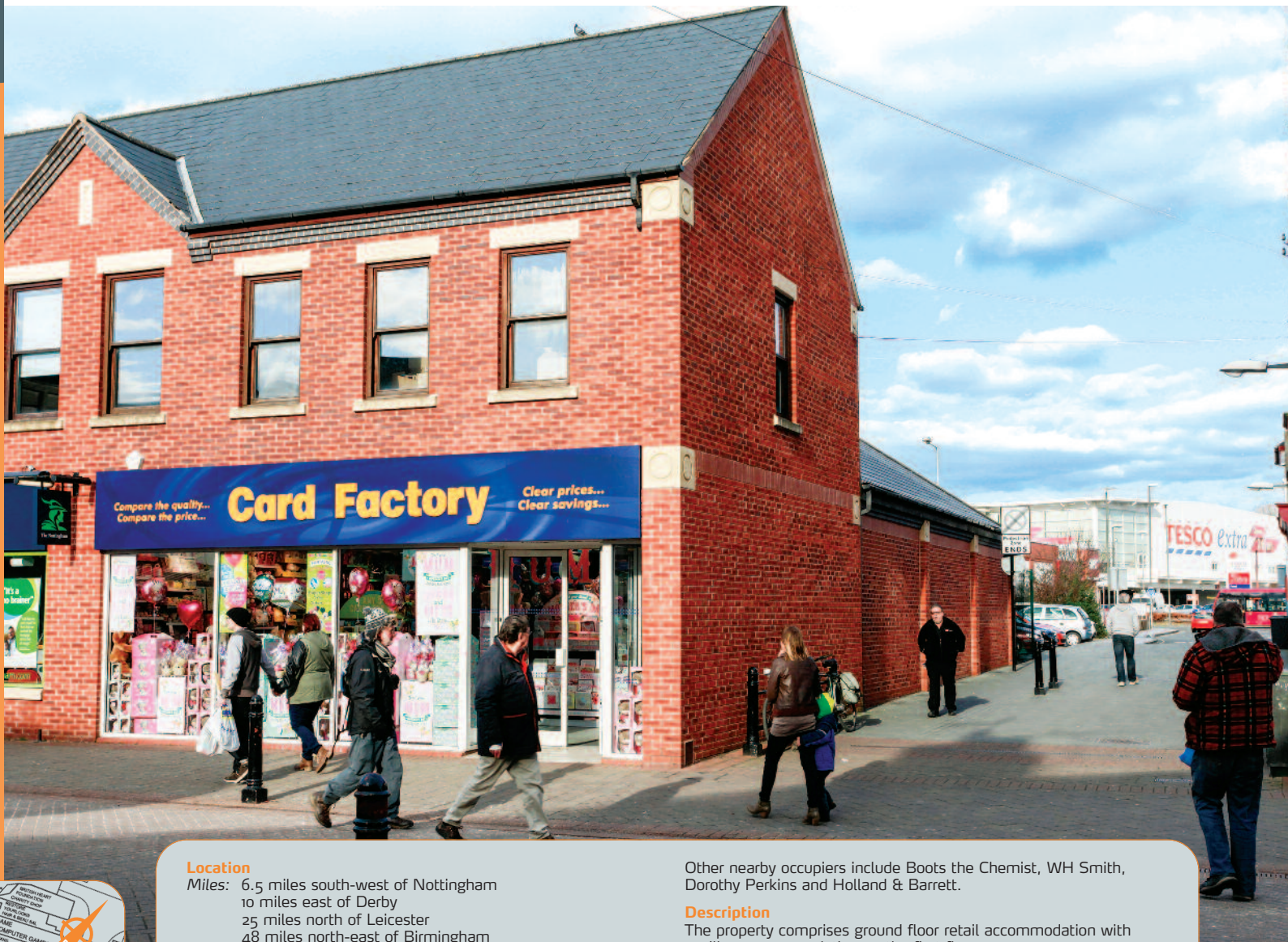
lot 69

Unit 1, 54/58 High Street
Long Eaton, Nottinghamshire NG10 1LP

Rent
£43,000
per annum
exclusive

Freehold Retail Investment

- Let to Sportswift Limited on assignment from and guaranteed by Savers Health and Beauty Ltd until 2020 (no breaks)
- Prominent corner position on pedestrianised High Street
- Close to a Major Tesco Extra, Aldi and the Cross Street Retail Park
- Nearby occupiers include Boots the Chemist, WH Smith and Holland & Barrett



Location

Miles: 6.5 miles south-west of Nottingham
10 miles east of Derby
25 miles north of Leicester
48 miles north-east of Birmingham
Roads: A50, A52, M1 (Junction 25)
Rail: Long Eaton Railway Station
Air: East Midlands Airport

Situation

Long Eaton is located approximately equidistant between the City of Nottingham and the City of Derby and some 8 miles north of East Midlands Airport. The property is situated in a prominent corner location, on the eastern side of pedestrianised High Street at its junction with New Street. Tesco Extra, Aldi and the Cross Street Retail Park are some 130 metres to the rear of the property.

Other nearby occupiers include Boots the Chemist, WH Smith, Dorothy Perkins and Holland & Barrett.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

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. | Reversion |
|---------------|-----------|----------------------------------|--|---|----------------|------------|
| Ground | Retail | 159.10 sq m (1,713 sq ft) | SPORTSWIFT LIMITED (1) Authorised Guarantee Agreement from Savers Health and Beauty Ltd (2) | 20 years from 07/04/2000 on a full repairing and insuring lease | £43,000 | 06/04/2020 |
| First | Ancillary | 47.30 sq m (509 sq ft) | | | | |
| Totals | | 206.40 sq m (2,217 sq ft) | | | £43,000 | |

- (1) For the year ending 31st January 2015, Sportswift Limited reported a turnover of £336,676,000, pre-tax profits of £62,320,000 and a total net worth of £58,862,000. (Source: www.riskdisk.com 23/02/2016)
- (2) Savers Health and Beauty Limited was incorporated in 1987, with there now being over 300 stores in the UK. (Source: www.savers.co.uk). For the year ending 27th December 2014, Savers Health and Beauty Ltd reported a turnover of £299,925,000, pre-tax profits of £19,565,000 and a total net loss of -£22,019,000.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Alec Linfield
Tel: +44 (0)20 7034 4860.
Email: alec.linfield@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Barnes & Partners Solicitors
30 Broadway Parade, London, N8 9DB.
Tel: +44 (0)20 3324 0393.
Email: c.sme@barnesandpartners.com
Ref: Chris Sme.