18 Bank Yard Bulwell, Nottingham NG6 8FE

Freehold Retail Arcade Investment

- Five units in attractive courtyard retail arcade
- Town centre location just off pedestrianised Market Place
- Nearby occupiers include Wilko, Iceland, Boots and Betfred

£33,250 per annum

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lot 31



Miles: 4 miles north-west of Nottingham

9 miles south of Mansfield Roads: B682, A6002, A610, M1 (Junction 26) Rail: Bulwell Rail Station Rail:

East Midlands Airport

The property is situated in Bulwell town centre, to the north of the pedestrianised Market Place, close to its junction with Main Street. Nearby occupiers include Wilko, Iceland, Boots, Shoe Zone and Betfred.

The property comprises part of an attractive Tudor inspired courtyard retail arcade providing five units over ground and first

Freehold.

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (/	Арргох)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
6 & 8	Ground/First	Retail	90.95 sq m	(979 sq ft)	INDIVIDUAL t/a Essence of Beauty	5 years from 24/06/2008	£7,000	(23/06/2013) (1)
9	Ground	Retail	34.28 sq m	(369 sq ft)	INDIVIDUALS t/a Foster;s Leathergoods	6 years from 01/05/2005	£7,250	(30/04/2011) (1)
п	Ground	Retail	34.56 sq m	(372 sq ft)	INDIVIDUAL t/a Tudor Pets Boutique	5 years from 21/02/2014 until 29/02/2019	£5,500	21/02/2015 (2)
14, 16 & 18	Ground	Retail	77.85 sq m	(838 sq ft)	INDIVIDUALS t/a The Coffee Shoppe	6 years from 25/12/2008	£13,500	(24/12/2014) (1)
24, 26, 28	First	Office	100.71 sq m	(1,084 sq ft)	VACANT POSSESSION			
Total			338.35 sq m	(3,642 sq ft)			£33,250	

(1) The tenant is holding over.
(2) The 2015 rent review is outstanding. The lease provides an option to determine on 21st February 2017.

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