

Lot 70

£17,000 per annum
exclusive (with vacant
upper parts)

25 Outram Street, Sutton-in-Ashfield, Nottinghamshire NG17 4BA

Freehold Retail Investment with Residential



Key Details

- Retail let to William Hill Organization Limited until 2026 (subject to option)
- Permitted development for 3 residential flats on the first floor
- Prominent Town Centre location
- Nearby occupiers include Wilko, HSBC and Pizza Hut

Location

Miles: 3 miles south-west of Mansfield
24 miles south-east of Sheffield
Roads: A38, M1
Rail: Sutton Parkway Railway Station
Air: East Midlands Airport

Situation

The property is situated on the west side of Outram Street, close to its junction with Welbeck Street. Nearby occupiers include Wilko, HSBC and Pizza Hut.

Description

The property comprises ground floor retail accommodation with self-contained former office accommodation on the first floor which is separately accessed off Outram Street. The property benefits from a second frontage to the rear of the property, with a customer entrance from the public car park. The property benefits from permitted development rights to convert the first floor into 2 x one bedroom residential flats and a 1 x two bedroom residential flat. A letter from the Local Authority is available in the legal pack.

Tenure

Freehold.

VAT

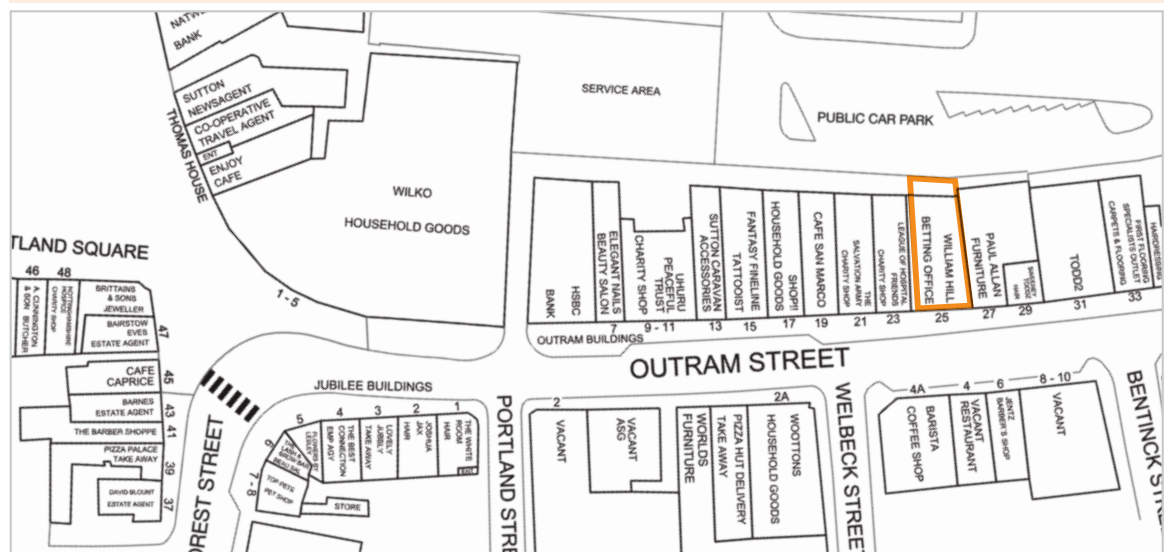
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	155.09 sq m	(1,669 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	20 years from 30/06/2006 (2)	£17,000	30/06/2021 (29/06/2026)
First	Former Office	138.10 sq m	(1,487 sq ft)	VACANT POSSESSION			
Total		293.19 sq m	(3,156 sq ft)			£17,000	

- (1) William Hill is the UK's number one provider of licensed betting offices with 2,372 licensed betting shops in the UK and employs more than 16,000 people in nine countries (Source: www.williamhillplc.com 14/06/2017). For the year ending 29th December 2015, William Hill Organization Limited reported a turnover of £873,900,000, pre-tax profits of £246,400,000 and a total net worth of negative - 625,000,000 (Source: Experian Group 14/06/2017).
- (2) The lease provides for a tenant option to determine the lease on 29/06/2021.



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