£120,000 per annum

# 31 East Street, **Derby, Derbyshire DE1 2AL**

Freehold Bank Investment

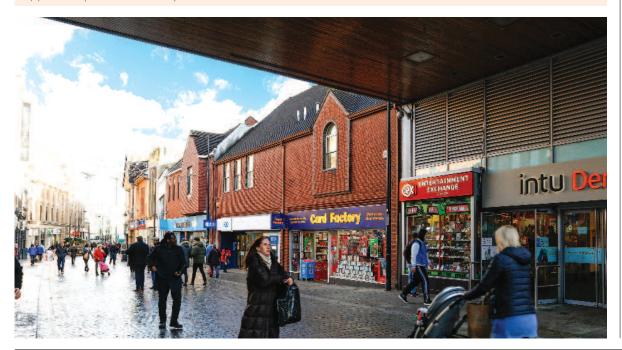




## **Tenancy and accommodation**

| Floor  | Use                        | Floor Areas<br>(Approx) |               | Tenant              | Term  | Rent p.a.x. | Review     |
|--------|----------------------------|-------------------------|---------------|---------------------|---|-------------|------------|
| Ground | Banking Hall/<br>Ancillary | 262.40 sq m             | (2,824 sq ft) | THE<br>CO-OPERATIVE | 10 years from 19/06/2016<br>until 18/06/2026 (2) on a | £120,000    | 19/06/2021 |
| First  | Ancillary                  | 249.50 sq m             | (2,686 sq ft) | BANK PLC (1)        | full repairing and insuring lease                     |             |            |
| Total  |                            | 511.90 sq m             | (5,510 sq ft) |                     |   | £120,000    |            |

(2) The lease provides for a tenant option to determine on 19th June 2021



### **Key Details**

- · Let to The Co-operative Bank Plc
- 10 year lease renewal from June 2016 (subject to option)
- · Rebased Rent
- · Tenant in occupation since 2001
- · Prominent pedestrianised trading position between Intu Derby and St Peters Street

Miles: 15 miles west of Nottingham 28 miles north-west of Leicester Roads: A6, A38, A52, M1 (Junction 25) Rail: Derby Railway Station

Air: East Midlands International Airport

### Situation

The property is situated in a busy pedestrianised location in Derby City Centre on the southern side of East Street, which is located between St Peters Street and Intu Derby. The property adjoins TSB and other nearby occupiers include Nationwide, Card Factory, Blacks, Halifax, Costa, Lloyds Bank, O2, Poundland and Greggs. The location will improve further with the forthcoming opening of a new 20,000 sq ft TK Maxx on Albion Street in February 2018.

The property comprises a large well configured ground floor banking hall with ancillary accommodation on the first floor.

### Tenure

Freehold

VAT is applicable to this lot.

**Six Week Completion** 



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