

Lot 33

£120,000 per annum
exclusive

31 East Street,
Derby, Derbyshire DE1 2AL
Freehold Bank Investment



Tenancy and accommodation

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

(1) www.co-operativebank.co.uk

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

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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

Location

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.

Description

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

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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