

Lot 96

£23,120 per annum exclusive

4 Institute Lane, Alfreton, Derbyshire DE55 7BQ

Freehold Retail Investment



Key Details

- Let to Ladbrokes Betting & Gaming Limited until September 2025
- 2020 tenant break option removed
- Attractive market town
- Prime pedestrianised location
- Neighbouring occupiers include Specsavers, Boots, WH Smith, Wilko, Greggs and Barclays Bank

Location

Miles: 15 miles north-west of Nottingham
20 miles south of Sheffield
Roads: A61, A38, M1 (Junction 28)
Rail: Alfreton Railway Station
Air: East Midlands Airport

Situation

The property is prominently located in the town centre on the west side of the pedestrianised Institute Lane. Neighbouring occupiers include Specsavers, Boots, WH Smith, Wilko, Greggs and Barclays Bank.

Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation.

Tenure

Freehold.

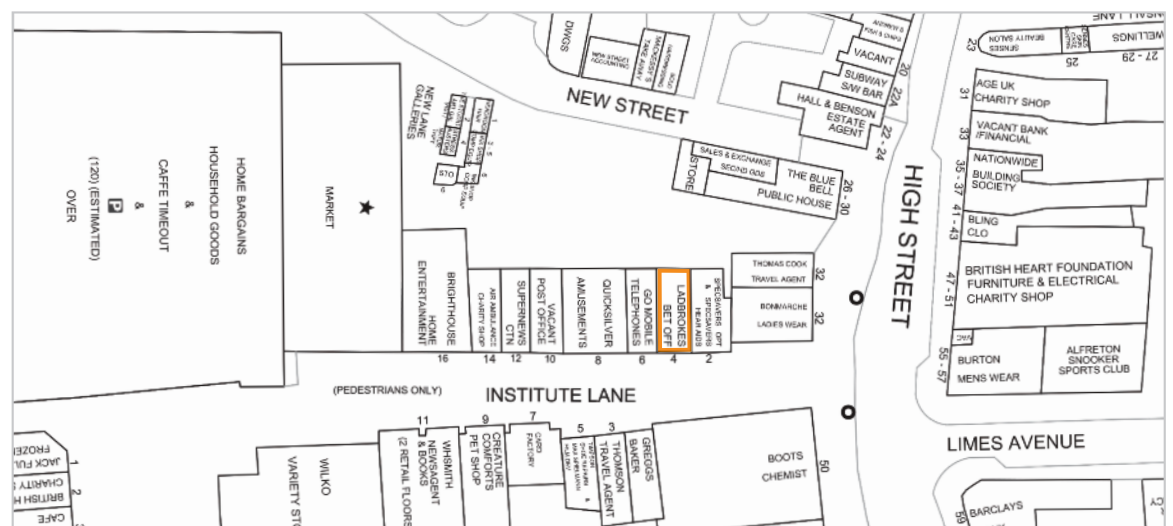
VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	66.98 sq m (721 sq ft)	LADBROKES	15 years from	£23,120	17/09/2020
First	Ancillary	22.57 sq m (243 sq ft)	BETTING & GAMING LIMITED (1)	17/09/2010 on a full repairing and insuring lease (2)		(16/09/2025)
Totals		89.55 sq m (964 sq ft)			£23,120	

- (1) For the year ended 31st December 2016, Ladbrokes Betting & Gaming Limited reported a turnover of £843,978,000, pre-tax profits of negative -£499,547,000 and a total net worth of £722,200,000 (Source: Experian 17/09/2018). Ladbrokes operate from over 3,500 shops across England, Wales and Scotland under the Ladbrokes and Coral brands (www.ladbrokescoralplc.com).
- (2) The lease provides for a tenant option to determine on 17/09/2020.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Sintons LLP
David Naughten
+44 (0)191 226 3647
david.naughten@sintons.co.uk