

Lot 29

£155,500 per annum
exclusive

Unit 1, Copeland Street, Derby, Derbyshire DE1 2QD

Freehold City Centre Leisure, Industrial and Car Park Investment



Tenancy and accommodation

Lot 29

£155,500 per annum
exclusive

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Leisure Unit	Ground Mezzanine (Landlord Specification)	Leisure Leisure	1,146 sq m	(12,335 sq ft)	TIME 2 PLAY LIMITED guaranteed by Jumpin Sussex Limited t/a Jumpin Fun (1) (2)	15 years from 07/06/2019 until 06/06/2034	£135,000	07/06/2024 and five yearly
Rear Industrial Unit	Ground	Storage	138.80 sq m	(1,494 sq ft)	TIME 2 PLAY LIMITED guaranteed by Jumpin Sussex Limited t/a Jumpin Fun (1)	Approx 15 years from 01/07/2019 until 06/06/2034	£8,000	07/06/2024 and five yearly
Rear Car Park -		Car Parking	15 spaces		- EXCEL PARKING SERVICES LIMITED (2)	5 years from 19/09/2018 (3)	£12,500	
Total			1,446 sq m	(15,572 sq ft)			£155,500	

- (1) The Jumpin Fun Inflatable Theme park is a brand-new leisure experience, offering dedicated SEN, toddler and open bounce sessions. Jumpin Fun currently operates from three sites, with a new branch in Bristol due to open shortly (Source: jumpinfun.co.uk 12/11/2019).
- (2) We understand the tenant has entered into a tenancy at will with Excel Parking Services Limited for part of their demise.
- (3) The car parking let to Excel is operated as part of their adjoining car park to the south of the property. excelparkingservices.co.uk. The lease provides a landlord only rolling option to determine subject to 3 months' notice.

Key Details

- Majority let to Time 2 Play Limited (guaranteed by Jumpin Sussex Limited) until 2034 (no breaks)
- Rear part of car park let to Excel Parking Services Limited
- Prominent city centre gateway site situated close to Intu Shopping Centre, the Cathedral Quarter and Derby Railway Station
- Substantial site area of approximately 0.85 acres (0.34 hectares)

On behalf of an Investment Manager

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 located immediately to the east of Derby city centre, occupying a corner position on Copeland Street and Siddals Road, with frontage to the A601 Inner Ring Road. Nearby occupiers include Dulux Decorator Centre, Buzz Bingo, Mazda and Suzuki. Derby Intu Shopping Centre lies 100m to the west.

Description

The property comprises a former car showroom, which has recently been refurbished to provide an indoor inflatable theme park. At the rear of the site is a modern industrial building which is used by the tenant as storage. In addition, the rear part of the site is let to Excel Parking with provision for 15 car parking spaces. The property benefits from a large site area of approximately 0.85 acres (0.34 hectares).

Tenure

Freehold.

VAT

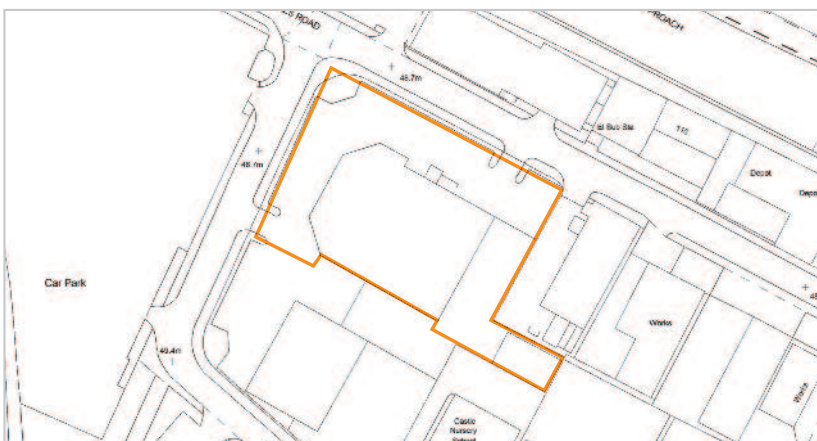
VAT is applicable to this lot.

Castleward Urban Village Regeneration Scheme

Derby City Council have proposed the Castleward Regeneration scheme, details of which are available in the legal pack.

Energy Performance Certificate

Band E. Available to download in legal pack at acuitus.co.uk.



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