

Lot 21

£80,500 Per Annum
Exclusive

8-10 Bridlesmith Gate, Nottingham, Nottinghamshire NG1 2GS Virtual Freehold Retail Investment



Key Details

- Let to The Body Shop International Limited
- No Arrears
- City Centre Location
- Nearby retailers include Jack Wills, The White Company, Waterstones, L'Occitane, Jules, Molton Brown, Ted Baker & Hugo Boss

Location

Miles: 14 miles east of Derby
52 miles north-east of Birmingham
32 miles South of Sheffield

Roads: A52, A60, M1

Rail: Nottingham Train Station

Air: Birmingham International Airport

Situation

The property is situated in a strong retailing position on the west side of Bridlesmith Gate, at its junction with St Peters Gate. Neighbouring occupiers include Jack Wills, The White Company, Waterstones, L'Occitane, Jules, Molton Brown, Ted Baker & Hugo Boss.

Description

The property comprises a self contained ground floor retail accommodation with forms part of a larger attractive Grade II listed building.

Tenure

Virtual Freehold.

Held for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack.

Note

The adjoining retail unit let to Molton Brown Limited is being offered for sale as Lot 18.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	57.62 sq m (620 sq ft)	The Body Shop	5 years from 12/04/2019	£80,500
Basement	Ancillary	60.39 sq m (650 sq ft)	International Limited		
Total		118.01 sq m (1,270 sq ft)			£80,500

(1) For the year ending 31st December 2018 The Body Shop International Limited (CRN 01284170) reported a Total Turnover of £806,000,000., Pre tax profits of £20,000,000 and Shareholder funds of £351,000,000 (Experian 26/8/20)



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