

# Lot 34

£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.

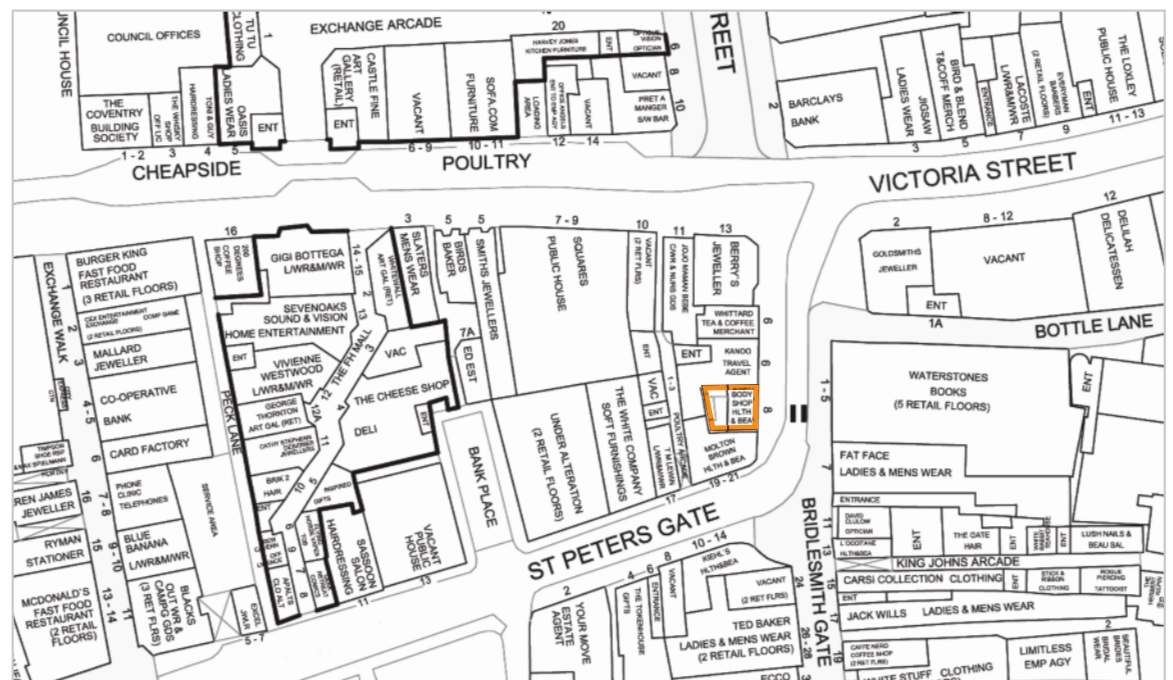
### Note

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	74.97 sq m (807 sq ft)	The Body Shop	5 years from 12/04/2019	£80,500
Basement	Ancillary	56.95 sq m (613 sq ft)	International Limited		
<b>Total</b>		<b>131.92 sq m (1,420 sq ft)</b>			<b>£80,500</b>

(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)



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  
+44 (0)7899 060 519  
john.mehtab@acuitus.co.uk

**Acuitus**  
Billy Struth  
+44 (0)207 034 4854  
+44 (0)7824 705 955  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Progeny Corporate Law**  
Julie Evans  
+44 (0)113 4682448  
Julie.Evans@theprogenygroup.com