

Lot 34, 5a St James' Street, Derby,

Derbyshire DE1 1QT

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



High Yielding Freehold Retail Investment

www.acuitus.co.uk

Lot 34, 5a St James' Street, Derby, Derbyshire DE1 1QT

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Property Information

High Yielding Freehold Retail Investment

- Let to tenant trading as Northwood Estate Agents
- Pedestrianised City Centre location
- Close to Derbion Shopping Centre
- Nearby occupiers include Marks & Spencer, Zara, Mango, Flannels, River Island, H&M, Zizzi, Wagamama, Five Guys, Nando's, Pizza Express and Showcase Cinema
- VAT-free investment

Lot
34

Auction
9th July 2024

Rent
£21,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 15 miles east of Nottingham, 27 miles north-west of Leicester

Roads A6, A38, A50, A52, A61, M1 (Junction 25)

Rail Derby Railway Station

Air East Midlands Airport

Situation

The property is prominently situated on the north side of the pedestrianised St James' Street, between Corn Market and Victoria Street, in the heart of the City Centre. The property is located close to other Estate Agents and office providers and within close proximity to Derbion Shopping Centre, which has retailers including Marks & Spencer, Zara, Mango, Flannels, River Island, H&M, Zizzi, Wagamama, Five Guys, Nando's and Showcase Cinema.

Tenure

Freehold.

EPC

Band C

Description

The property comprises an Estate Agent arranged on the ground floor and basement, forming part of a larger building.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground Basement	Retail/Estate Agent Ancillary	49.33 38.74	(531) (417)	NORTHWOOD (DERBYSHIRE) LIMITED (1) (t/a northwooduk.com)	15 years from 25/03/2011	£21,000
Total		88.07	(948)			£21,000

(1) Northwood Estate Agents are a leading nationwide Estate Agent that were established in 1995 and now trade from over 80 offices across the UK (www.northwooduk.com)

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2024