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For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)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

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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

Auction Lot 34 9th July 2024

Rent Status £21,000 per Annum Exclusive Available

Sector **Auction Venue** High Street Retail Live Streamed Auction

Location

Roads

15 miles east of Nottingham, 27 miles north-west of Leicester Miles A6, A38, A50, A52, A61, M1 (Junction 25)

Derby Railway Station Rail East Midlands Airport Air

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

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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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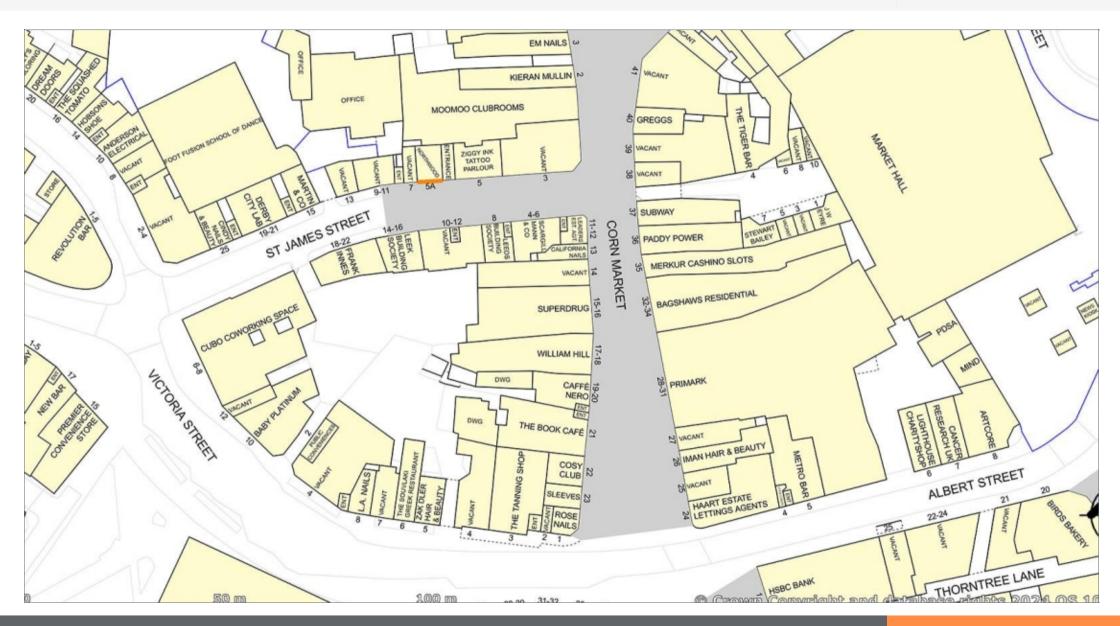




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Contacts

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