

Lot 3, 4 Ascot Drive, Allenton, Derby,

Derbyshire DE24 8QB

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Ground Rent Investment

- Let to Banner Plant Limited until December 2071
- Rent reviews to Open Market Ground Rental Value
- Next review in 2029 and 14 yearly thereafter
- Approx. 47 years unexpired
- Site Area of Approx. 0.29 Ha (0.71 Acres)
- VAT Free Investment
-

Lot

3

Auction

25th September 2024

Rent

£17,470 per Annum Exclusive

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles

1.5 miles south east of Derby City Centre, 13 miles west of Derby,

Roads

A5111, A6, M1

Rail

Derby Railway Station

Air

East Midlands Airport

Situation

The property is located on the eastern side of Ascot Drive within an established and popular industrial area some 1.5 miles south east of Derby City Centre. Nearby occupiers include Travis Perkin, Jewson, Screwfix and Easy Bathroom and Tiles.

Tenure

Freehold.

EPC

Description

The property comprises a site of approximately 0.29 Ha (0.71 Acres) upon which sits a trade counter/warehouse plus yard area.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Review	Reversion
0.29	(0.71)	BANNER PLANT LIMITED	99 years from 25/12/1972	£17,470	25/11/2029 and 14 yearly (1)	24/12/2071

(1) Reviewed to Open Market Ground Rental Value

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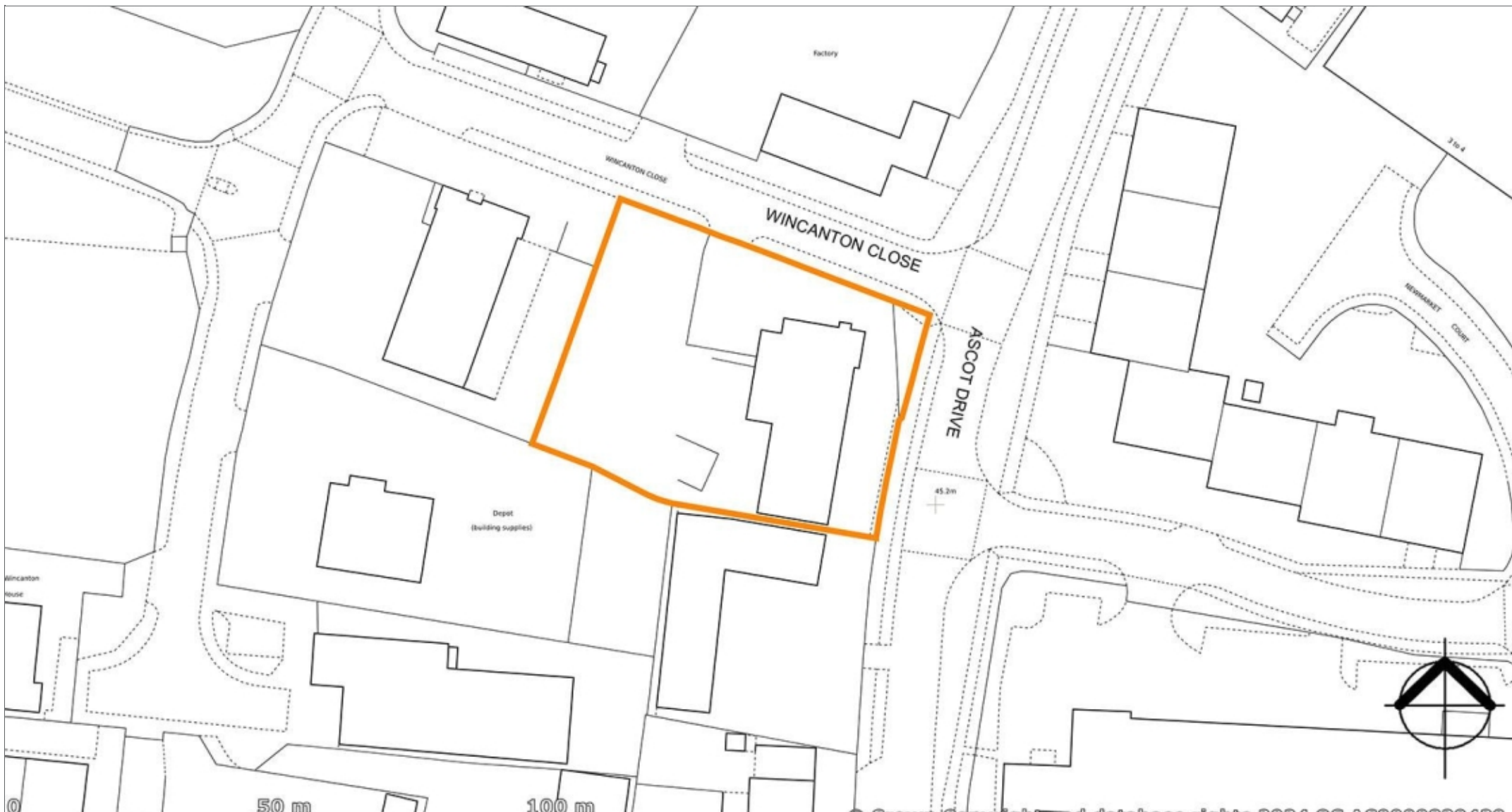
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2024