

Lot 3, Morrisons Car Park, Green Lane, Clifton, Nottingham, Nottinghamshire NG11 9LQ

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



On Behalf
of



Lot 3, Morrisons Car Park, Green Lane, Clifton, Nottingham, Nottinghamshire NG11 9LQ

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Property Information

Freehold Ground Rent Investment

- Let to WM Morrisons Supermarkets Limited until 2134
- Approximate site area of 0.49 Ha (1.22 Acres)
- Comprises approximately 146 car parking spaces
- Located in a popular suburb
- Well located being approximately 4.8 miles south of Nottingham City Centre
- Nearby occupiers include Farmfoods, Heron Foods, Iceland, Boots and B&M Home Store and Lidl

Lot

3

Auction

13th February 2025

Rent

£32,000 per Annum Exclusive

Status

Available

Sector

Car Park, Land

Auction Venue

Live Streamed Auction

On behalf of Nottingham City Council

Location

Miles

Approximately 4.8 miles from Nottingham City Centre, 42 miles from Sheffield, 46 miles from Birmingham

Roads

A453, A52, A60

Rail

Nottingham Railway Station

Air

East Midlands Airport

Situation

The property is situated approximately 4.8 miles from Nottingham City Centre. It is located on the north-east side of Green Lane on the corner, close to its junction with Southchurch Drive.

Tenure

Freehold.

EPC

Not required

Description

The property comprises a broadly regular and level site of approximately 0.49 Ha (1.22 Acres), currently being used as a car park for Morrisons Supermarkets for approximately 146 cars.

VAT

VAT is not applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller an additional sum (VAT not applicable) as a contribution towards the Seller costs. The property is being offered for sale subject to an Overage provision in the Special Conditions of Sale, a copy of is available within the legal pack.

DISCLAIMER

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Tenancy & Accommodation

Address	Use	Approximate Site Area (Ha)	Approximate Site Area (Acres)	Tenant	Term	Rent p.a.x.	Rent Review
Morrisons Car Park, Green Lane, Clifton, NG11 9LQ	Land for approximately 146 car parking spaces	0.49	1.22	WM Morrison Supermarkets Limited (CRN: 00358949) (1)	22/04/2009 until 21/04/2134	£32,000	22/04/2023 (2)

(1) For the year ending 29th October 2023, WM Morrisons Supermarket Limited (CRN: 00358949), reported revenue of £18,358,000,000, pre tax profit of £236,000,000 and net assets of £3,683,000,000. (Source: Annual R report and financial statements as published at Companies House, (08/01/2025))

(2) The 2023 rent review is outstanding. The lease provides for the rent to be reviewed to the open market rental value of the land. In the absence of comparable evidence the rent can be based on Nottingham industrial ground rents plus 25%.

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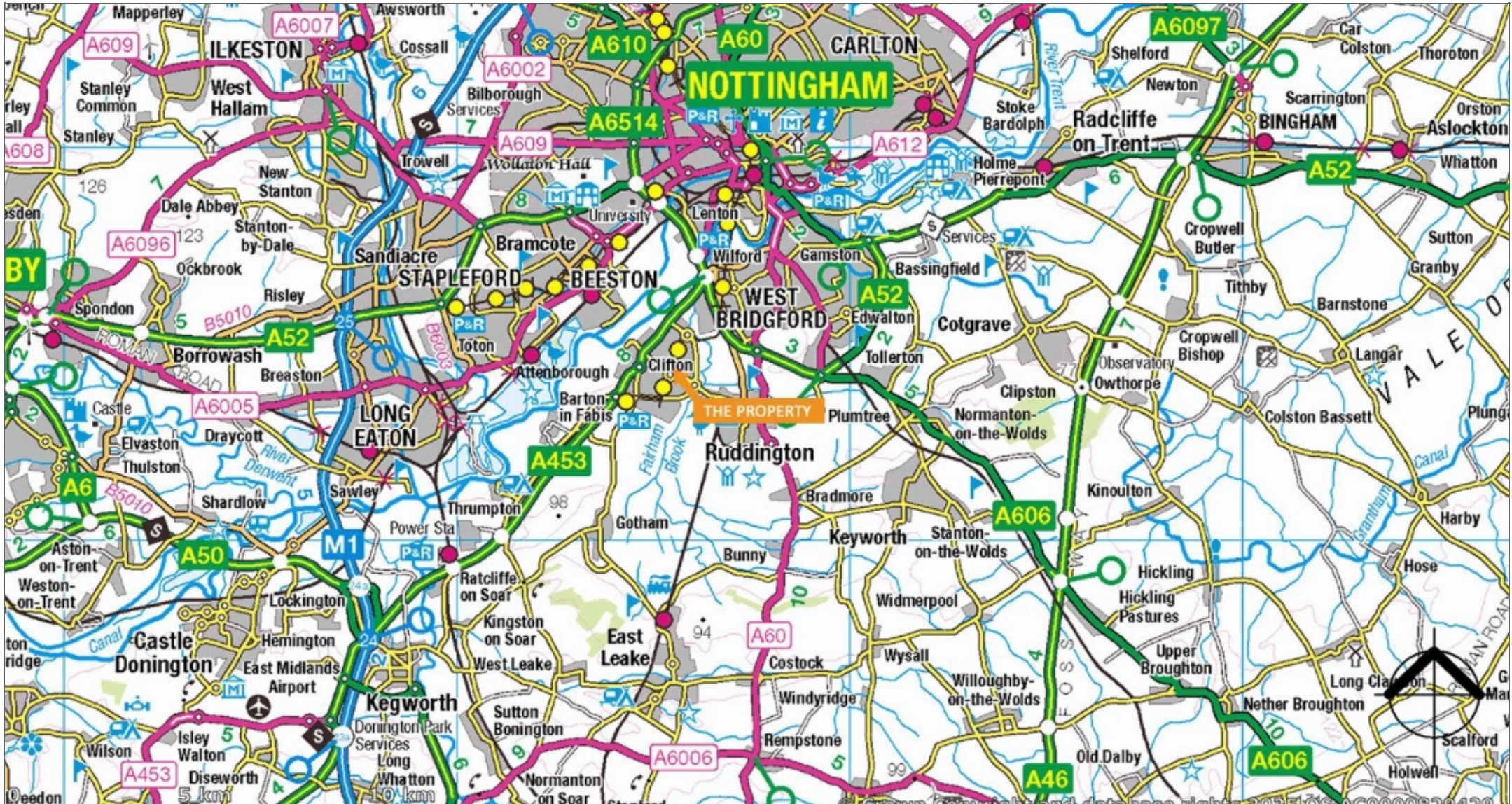
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2024