



**SITUATION**

Occupying a prominent trading position in the pedestrianised pitch of the town centre close to the junction with Albert Street and St Peters Street amongst a host of multiple traders including **Primark, Northern Rock, HSBC, Tesco Express, H Samuel, British Heart Foundation, Boots, Dorothy Perkins** and many others.

Derby is located approx. 14 miles west of Nottingham and benefits from excellent road links via the M1 (Junction 25) and the A52.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage/Staff Accommodation** at first and second floor levels.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'6"	Internal Width	17'4"
Shop Depth	68'11"	Built Depth	75'2"
<b>First Floor Storage/Staff Area</b>		Approx	700 sq ft
<b>Second Floor Storage Area</b>		Approx	880 sq ft

**VAT is payable in respect of this Lot FREEHOLD**

**TENANCY**

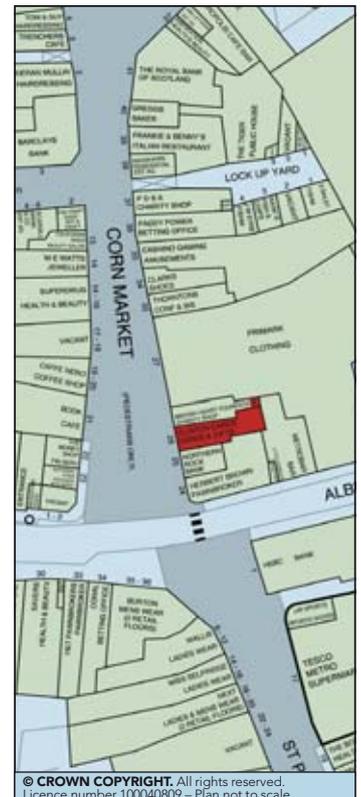
The entire property is let on a full repairing and insuring lease to **The Greetings Store Group Limited (a subsidiary of Clinton Cards Plc – with approx. 650 branches)** for a term of 5 years from 14th September 2011 at a current rent of **£37,000 per annum** exclusive.

**Note 1: The lease is a renewal of a previous lease and the tenant has been in occupation for over 15 years. The rent under the previous lease was £50,000 per annum.**

**Note 2: There is a rent free period and the vendor will make up the shortfall on completion.**

**£37,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts