



SITUATION

Located in the city centre, close to the junction with Upper Parliament Street near to City Gate West which houses **Ernst & Young, IBM** and **HSE**, near an **RBS** and **Londis**. The parade enjoys a high occupancy level by a number of well established specialist retailers and is within close proximity to the Playhouse Theatre and Park.

Nottingham lies some 25 miles north of Leicester and is the principal shopping and financial centre of the East Midlands with excellent road access via the M1 (Junctions 24–26).

PROPERTY

Forming part of an end of terrace Grade II Listed building comprising a **Ground Floor Shop** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'7"
Return Frontage	68'11"
Internal Width	24'11"
Shop Depth	58'1"
Built Depth	67'0"
Sales Area Approx	1,275 sq ft
WC	

Basement

Storage Area	Approx 790 sq ft
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£18,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS BORD**

VAT is payable in respect of this Lot

TENURE

Leasehold for a term from 9th August 2012 to 9th September 2144 (132 years and 1 month) at a fixed ground rent of £1 p.a.

TENANCY

The property is let on an effectively full repairing and insuring lease to **Le Chien et Moi Ltd as Home Furnishings & Collectables** (www.lechienetmoi.com) for a term of 12 years from 12th September 2007 at a current rent of **£18,000 per annum** exclusive.

Rent Reviews 2013 & 2016

Tenant's Break September 2015 (If tenant does not operate Break then the Head Lessor has agreed to the Tenant paying half rent for 8 months).

Note: The tenant did not exercise the September 2011 Break Clause.



JOINT AUCTIONEER
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VENDOR'S SOLICITORS
Lawrence Stephens Solicitors – Tel: 020 7936 8888
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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