

6 WEEK COMPLETION



SITUATION

Located in this cul-de-sac development consisting of 9 Industrial Units within the Glaisdale Drive Industrial Estate which includes traders such as **Night Freight, Nottingham City Council (Street Scene Depot), E-On and Nottingham Army Cadet Police.**

Bilborough lies 5 miles South West of Nottingham City Centre and benefits from excellent road links via the M1 (Junction 26) and the A52.

PROPERTY

A modern **Industrial Unit** with part first floor **Office/Ancillary Accommodation** benefiting from a roller shutter door, front forecourt parking for approx. 4 cars and a small rear yard.

ACCOMMODATION

Ground Floor

GIA	Approx	3,940 sq ft
	(Incl. Ladies/Gents WCs)	

First Floor

Office/Ancillary Area GIA	Approx	920 sq ft
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Total GIA

Approx	4,860 sq ft
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VAT is NOT payable in respect of this Lot

£17,750 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

TENURE

Leasehold for a term expiring 13th December 2110 at a peppercorn ground rent (thus having approx 98 years unexpired).

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Jim Steel Garages (NOTTM) Limited as a Body shop** for a term from 27th July 2012 expiring 21st September 2018 at a current rent of **£17,750 per annum** exclusive.

Note 1: The lease is contracted outside the renewal provisions of the Landlord & Tenant Act 1954.

Note 2: The Lessee also trades from Unit 2 as Garage Services.



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