



SITUATION

Located in this established retail parade close to the junction with Arnesby Road on this major arterial route into the city centre and opposite the University of Nottingham's Jubilee Campus (see photo). Nearby retailers include **Subway** as well as a host of local traders all serving the surrounding residential area. Nottingham is a popular city that lies approx. 13 miles east of Derby and approx. 24 miles north of Leicester.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop (Former Bank with A2 Use)** with internal access to **Ancillary Office/Store** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'5"
Shop Depth	33'8"
Built Depth	40'8"

First Floor Ancillary

Area	Approx. 200 sq ft
2 WCs	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 25th December 1985 at a peppercorn ground rent.

Offered with Vacant Possession

View of Jubilee Campus opposite



Note: The Vendor has received an offer from a charity to rent the property for a term of 10 years at an initial rent of £12,000 p.a. with a 3 month rent free period, rising to £15,000 p.a. in years 2 to 5. The lease would be subject to a rent review and tenant's break at the end of the fifth year.

Vacant Retail Unit

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

Joint Auctioneers

Salloway
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Vendor's Solicitors

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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page