



SITUATION

Located in this town centre pedestrianised retail thoroughfare, adjacent to **Your Move** and **Co-Operative Travel**, opposite **NatWest** and amongst such multiples as **Boots**, **Greggs**, **H Samuel**, **Wilko** and **New Look**. In addition, the entrance to the Albion Shopping Centre is diagonally opposite which houses retailers including **Costa Coffee**, **B&M Bargains** and **Sports Direct**.

The property is also adjacent to a footpath that leads directly to one of the town's public car parks situated to the rear.

Ilkeston is located approx. 8 miles north-east of Derby and approx. 6 miles west of Nottingham with good access via the M1 (Junctions 25 and 26).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via the Club Row Public Car Park through a two storey rear extension to **3 modernised Self-Contained Flats** on the first, second and third floors.

VAT is NOT applicable to this Lot

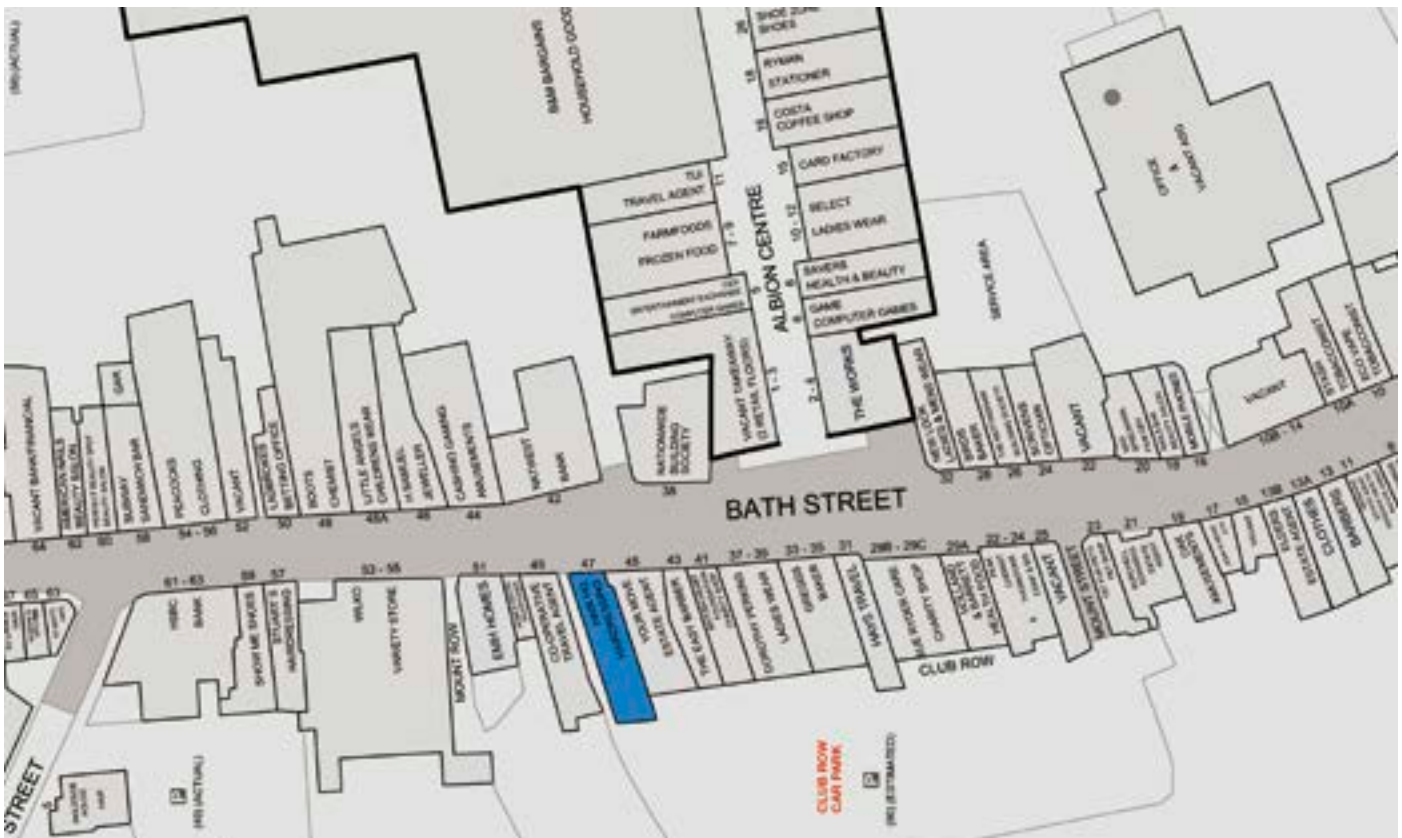
FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage	17'8"	S Morrison (Hairdressers)	6 years from 6th November 2018	£7,800	Full Repairing (capped at £500 p.a.) plus insurance. Rent Review and Tenant's Break 2021
	Internal Width	14'5"				
	Shop Depth	23'11"				
	WC					
First Floor Flat 1	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹		Individual	1 year from 29th November 2019	£4,500	AST. £432.69 Rent Deposit held.
First Floor Flat 2	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹		Individual	6 months from 15th June 2018	£4,200	AST. Holding over £450 Rent Deposit held.
Second and Third Floor Flat 3	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹		2 Individuals	1 year from 12th December 2018	£5,100	AST. Holding over £525 Rent Deposit held.
¹ Not inspected by Barnett Ross					Total: £21,600	

***Reserve below £200,000**

Gross Yield 10.8%
6 week completion



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£21,600 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Ronald Fletcher Baker LLP

Tel: 020 7467 5757 Ref: Mustafa Abbas

Email: m.abbas@rfblegal.co.uk

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page