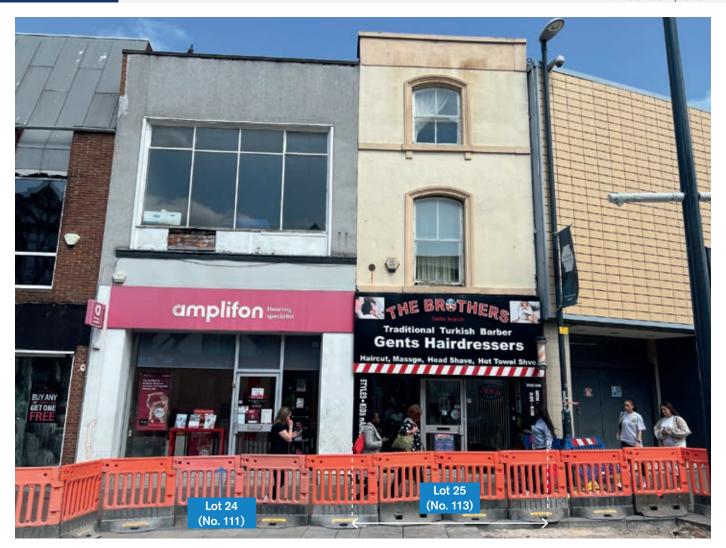
Gross Yield 12.3% In the same ownership for 36 years 6 week completion



SITUATION

In the heart of the City Centre, close to the junction with London Road and the entrance to the **Derbion Shopping Centre**, adjacent to **Puregym** and nearby other multiples such as **Ladbrokes**, **Tui**, **Waterstones**, **Bonmarché** and a variety of independent retailers. Derby is a major commercial centre located approximately 14 miles west of Nottingham and benefits from excellent road links via the M1 (Junction 25) and the A52.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The tenant did not operate his 2019 Break Clause.

Note 2: There is a £4,000 Rent Deposit held.

Note 3: The adjoining property (No. 111) is also being offered for sale in this auction - see lot 24.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 13'0" Internal Width 10'9" widening to 11'4" Shop Depth 45'3" Built Depth 54'3"

WC

First Floor Ancillary

2 Rooms

Area Approx. 512 sq ft

Second Floor Ancillary

2 Rooms & Shower/WC (not in use)

Area Approx. 287 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **K. Abdali t/a The Brothers Turkish Barber** for a term of 20 years from 9th November 2016 at a current rent of £18,500 per annum exclusive.

Rent Reviews 2026 and 2031

£18,500 per annum

Joint Auctioneers

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