



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

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Bulleys Chartered Surveyors
Tel: 01902 713 333 Ref: Ian Appleby
Email: ian.appleby@bulleys.co.uk

Vendor's Solicitors

B P Collins LLP
Tel: 01753 889 995 Ref: Emily Halley
Email: emily.halley@bpcollins.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

