



## SITUATION

Occupying a prominent main road trading position in this established local parade, close to **Halfords**, **Spar** and **Domino's Pizza** and serving the surrounding residential area.

Nuthall Road (A610) is part of a main arterial road into the centre of Nottingham from the north, being approximately 3 miles from the city centre and 2 miles from the M1 (Junction 26).

## PROPERTY

A semi-detached property comprising a **Ground Floor Shop** with separate rear access via the side alleyway to a **Self-Contained Flat** at first floor level.

In addition, the property includes a **Front Forecourt** and a **Rear Garden**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	21'6"
Internal Width	21'2"
Shop Depth	21'8"
Built Depth	34'10"
WC	

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

**VAT is NOT applicable to this Lot**

**FREEHOLD**



## TENANCY

The entire property is let on a full repairing and insuring lease to **GKR Stores Limited (with 2 personal guarantors) trading as KJ Studio (make-up, clothing and accessories)** for a term from 29th November 2022 to 31st August 2032 at a current rent of **£14,500 per annum** exclusive **rising to £17,500 per annum on 29th November 2027**.

**£14,500 p.a. rising to  
£17,500 p.a. in 2027**

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

## Vendor's Solicitors

Simmons Stein  
Tel: 020 8371 9600 Ref: Gary Simmons  
Email: gary@simmons-stein.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**