



Tenure

Freehold.

Location

The town of Kimberley lies 6 miles north-west of Nottingham adjacent to the A610 which provides direct access to the M1 (Junction 26), 1½ miles to the south-east of the town.

The property is situated on the northern side of Main Street in the centre of Kimberley opposite The Kimberley Shopping Centre, a Sainsbury's Supermarket and car park.

Occupiers within the shopping centre include Wilkinsons, Card Factory, Thomtons and Manor Pharmacy. Other surrounding occupiers include Marie Curie, Your Move and the Lord Clyde Public House.

Description

The property is arranged on ground and one upper floor to provide a ground floor betting office with rear ancillary accommodation. The first floor was formerly used as a hairdressers however at present there is no access. There is also a rear yard/garden.

The property provides the following accommodation and dimensions:

Gross Frontage	10.80 m	(35' 5")
Net Frontage	8.90 m	(29' 3")
Shop Depth	8.55 m	(28' 1")
Built Depth	13.80 m	(45' 4")
Ground Floor	80.6 sq m	(868 sq ft)
First Floor (Not inspected – no access)		

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £10,800 per annum, exclusive of rates. The lease provides for rent reviews in June 2016 and June 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £12,295 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,600.

Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 26 Kimberley**.

Kimberley

45-47 Main Street Nottinghamshire NG16 2NG

- **Freehold Betting Office Investment**
- Let to Coral Racing Ltd on a lease expiring 2027 (no breaks)
- Minimum uplift at each review
- No VAT applicable
- Current Rent Reserved

£10,800 pa

Rising to a minimum of £12,295 pa in June 2016

SIX WEEK COMPLETION AVAILABLE

