



Tenure

Freehold.

Location

Derby, with a population of some 223,000, is an important commercial and industrial centre, located some 8 miles west of the M1 Motorway (junctions 24 and 25) and 11 miles north of East Midlands Airport.

The property is situated on the south side of Victoria Street, close to the junction with Cornmarket and St Peters Street, in the heart of the town centre.

Occupiers close by include Primark, Burton, Coral, H&T, Caffè Nero, Tesco and HSBC, amongst many others.

Description

The property is arranged on basement, ground and three upper floors to provide three ground floor shops with basement storage, a hairdresser at part first floor and further storage and ancillary accommodation on the remainder of the upper floors.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 119 Derby**.

No.	Present Lessee	Accommodation (5)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A	Savers Health & Beauty Limited (1)	Basement Ground Floor Part First Floor 91.10 sq m 171.00 sq m 13.75 sq m	(981 sq ft) (1,840 sq ft) (148 sq ft)	Let on a lease and reversionary lease for a term of years from 25.03.2013 expiring 25.03.2023 FR & I by way of service charge	Reversion 2023
Unit B	Vacant	Basement Ground Floor First Floor Second Floor 365.90 sq m 195.90 sq m 13.60 sq m 381.80 sq m	(3,939 sq ft) (2,109 sq ft) (146 sq ft) (4,110 sq ft)		
Unit C	R Vieira (t/a Rubywil)	Ground Floor First Floor 187.60 sq m 136.60 sq m	(2,019 sq ft) (1,470 sq ft)	3 years from 18.07.2017 (4) FR & I by way of service charge	Reversion 2020
Unit A – Part Ground and First Floor	Olivers Hairdressing Ltd	Part First Floor 310.00 sq m	(3,377 sq ft)	5 years from 11.10.2017 FR & I by way of service charge	Reversion 2022
		Total	1,867.25 sq m (20,099 sq ft)	Total £62,500 p.a.	

(1) Number of branches: 380+. Website Address: www.savers.co.uk

(2) There is a rent free period expiring 13th December 2018. The Vendor will top up the rent such that the purchaser effectively receives £32,500 per annum from completion.

(3) There is a rent free period expiring 10th June 2018. The Vendor will top up the rent such that the purchaser effectively receives £10,000 per annum from completion.

(4) There is a tenant's break option at the end of the first year of the term.

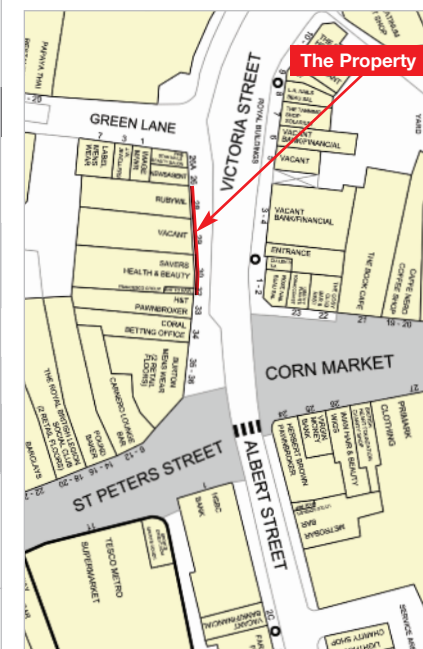
(5) Not measured by Allsop. Floor areas provided from www.voa.gov.uk

Derby

27/32 Victoria Street Derbyshire DE1 1ES

- **Freehold Shop Investment**
- Comprises three shops, one is vacant with substantial upper floors with potential for alternative uses subject to all necessary consents
- Part let to Savers Health & Beauty Limited until 2023
- Totals 1,867.25 sq m (20,099 sq ft)
- Close to Primark, Burton and the Intu Shopping Centre
- Total Current Rents Reserved
£62,500 pa⁽²⁾⁽³⁾
plus vacant shop and upper floors

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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