



**Tenure**

Freehold.

**Location**

The Derbyshire town of Ilkeston, which lies on the River Erewash has a population of approximately 37,500 and is situated between the cities of Derby and Nottingham approximately 3 miles west of Junction 26 of the M1 motorway.

The property is situated fronting the pedestrianised section of Bath Street, which is the principal retail thoroughfare of the town centre, opposite an entrance to the Albion Centre.

Occupiers close by include Dorothy Perkins, McDonald's, New Look, Britannia Building Society, NatWest and many others.

**Description**

This attractive Listed Grade II property is arranged on ground, mezzanine and three upper floors to provide a ground floor retail unit with ancillary office, staff and storage accommodation on the upper floors, presently being used as an Estate Agent office.

The property provides the following accommodation and dimensions:

Gross Frontage	9.71 m	(31' 10")
Net Frontage	7.86 m	(25' 9")
Shop Depth	8.03 m	(26' 4")
Built Depth	16.40 m	(53' 10")
Mezzanine Office	47.65 sq m	(513 sq ft)
First Floor	49.56 sq m	(533 sq ft)
Second Floor	65.16 sq m	(701 sq ft)
Attic not inspected		

**Tenancy**

The entire property is to be let to YOUR-MOVE.CO.UK LTD for a term of 10 years from completion of the sale at an initial rent of £24,500 per annum, exclusive of rates. The lease provides for a rent review at the end of the 5th year together with a lessee's option to determine (1). The lease also contains full repairing and insuring covenants.

**Tenant Information**

Your-Move.co.uk Limited is the largest single brand UK estate agency with a network of 330 branches (www.your-move.co.uk). For the year ended 31st December 2011, Your-Move.co.uk Ltd reported a turnover of £64.568m, a pre-tax profit of £256,000, shareholders' funds of £10.315m and a net worth of £9.82m. (Source: riskdisk.com 27.04.2012)

**VAT**

VAT is not applicable to this lot.

**Documents**

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

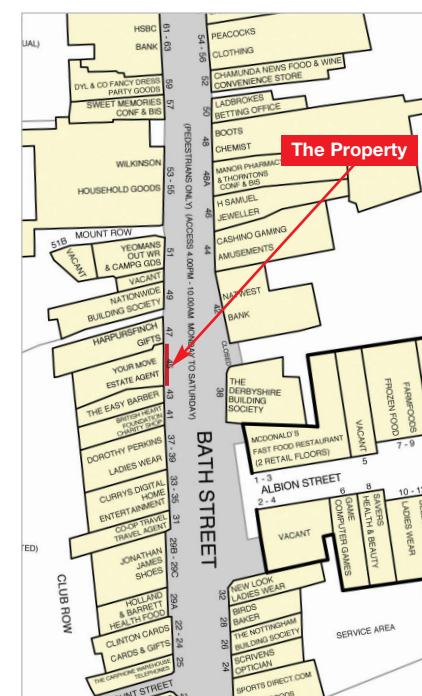
**Viewings**

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

In the subject box of your e-mail, please ensure that you enter **Lot 31 Ilkeston.**

**Ilkeston**  
**45 Bath Street**  
**Derbyshire**  
**DE7 8AH**

- **Attractive Freehold Town Centre Shop Investment**
  - **To be let to Your-Move.co.uk on a new 10 year lease from completion (1)**
  - **Listed building**
  - **Town centre location**
  - **No VAT applicable**
  - **Rent Review 2017**
  - **Current Rent Reserved**
- £24,500 pa**



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