

Stapleford - 64/64A Derby Road, Nottinghamshire NG9 7AB
Freehold Shop and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Stapleford - 64/64A Derby Road, Nottinghamshire NG9 7AB

Freehold Shop and Residential Investment



Investment Consideration:

- Purchase Price: £240,000
- Gross Initial Yield: 6.13%
- Rental Income: £14,700 p.a.
- VAT is NOT applicable to this property
- Comprising a Polish Delicatessen with a self-contained flat above
- Town centre location
- Occupiers close by include Sainsbury's Local, Lloyds Bank, Greggs, Iceland Store, Farm Foods, JD Wetherspoons, Ladbrokes and a large Co-operative Food supermarket, as well as a number of local traders



Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|---------------------------------------|---|----------------|---|---------------------|--|
| No. 64 (Ground Floor) | Gross Frontage: 5.80 m (19") Net Frontage: 4.05 m (13'4") Shop Depth: 11.85 m (38'10") Built Depth 19.00 m (62'4") | A. Stepanovs | 5 years from 18 November 2019 | £9,000 | Note 1: FRI Note 2: Break clause 18.11.22 |
| No. 64A (First Floor Flat) | Flat - Comprises 3 Rooms, Kitchen and Bathroom 79 sq m (850 sq ft) | Individual | 12 months from July 2015 (Holding Over) | £5,700 | AST |
| Total | | | | £14,700 | |

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Property Description:

The property is arranged as a Ground Floor Commercial Unit with a self-contained Flat on the First Floor. The property benefits from a garden to the rear and a canopy area of some 13.00 sq m (139 sq ft). Access to the flat is via the side of the property.

The property provides the following accommodation and dimensions:

| | | | |
|---------------|-----------------|---------|----------|
| Ground Floor: | Gross Frontage: | 5.80 m | (19") |
| | Net Frontage: | 4.05 m | (13'4") |
| | Shop Depth: | 11.85 m | (38'10") |
| | Built Depth | 19.00 m | (62'4") |

First Floor: Flat - Comprises 3 Rooms, Kitchen and Bathroom. 79 sq m (850 sq ft)

Tenancy:

The shop is at present let to A. Stepanovs trading as a Polish Delicatessen for a term of 5 years from 18th November 2019 at a current rent of £9,000 per annum with option to break at 3rd year. And the lease contains full repairing and insuring covenants. The first floor residential flat is at present let on an AST (holding over) to an individual at a current rent of £5,700 per annum.

Location:

Stapleford is located some 5 miles to the south-west of Nottingham, one of the major commercial centres of the East Midlands. Junction 25 of the M1 Motorway is some 2 miles to the west of the town centre. The property is situated on Derby Road, opposite its junction with Victoria Street in the centre of Stapleford. Occupiers close by include a new Iceland Store, Farm Foods, JD Wetherspoons, Sainsbury's Local, Lloyds Bank, Greggs, Ladbrokes and a large Co-operative Food supermarket, as well as a number of local traders.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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