



Rare Freehold Retail Investment Opportunity

The Electric Bike Shop

35-37 Loughborough Road
West Bridgford
Nottingham NG2 7LJ



Investment Summary

- Fully refurbished retail showroom totalling 3,795 sq ft with 17 on site parking spaces
- New ten year FRI lease, without inclusion of a break clause
- Superb location on main arterial route in East Midlands' premier suburban town
- Let to The Electric Bike Shop Ltd
- Rent of £52,500 pa

We are instructed to seek offers of **£830,000**, subject to contract and exclusive of VAT. A sale at this figure and assuming purchaser's costs of 5.28%, reflects a **net initial yield of 6.00%**.

Location

The property is located on the very busy A60 Loughborough Road, which is the major arterial route through West Bridgford. The A60 links Nottingham city centre to West Bridgford and Loughborough, via Trent Bridge.

West Bridgford, which is located 1.5 miles south of Nottingham city centre, is both commercially and residentially, the most sought-after suburban town within the East Midlands.

The town is very affluent and boasts occupiers such as Marks and Spencer, Oliver Bonas, Caffè Nero, Waterstones, Pizza Express, Laithwaites, Loungers, Cote, Sainsburys and Wagamama, The Botanist and Gigging Squid.

Nearby Occupiers to the property include Nottingham Forest FC, the internationally renowned Trent Bridge Cricket Ground, Tesla and the headquarters of Nottinghamshire County Council.

 [CLICK HERE FOR GOOGLE MAP](#)

 [WHAT3WORDS COVE.ZOOMS.LOOPS](#)



Nottingham Forest FC on the River Trent



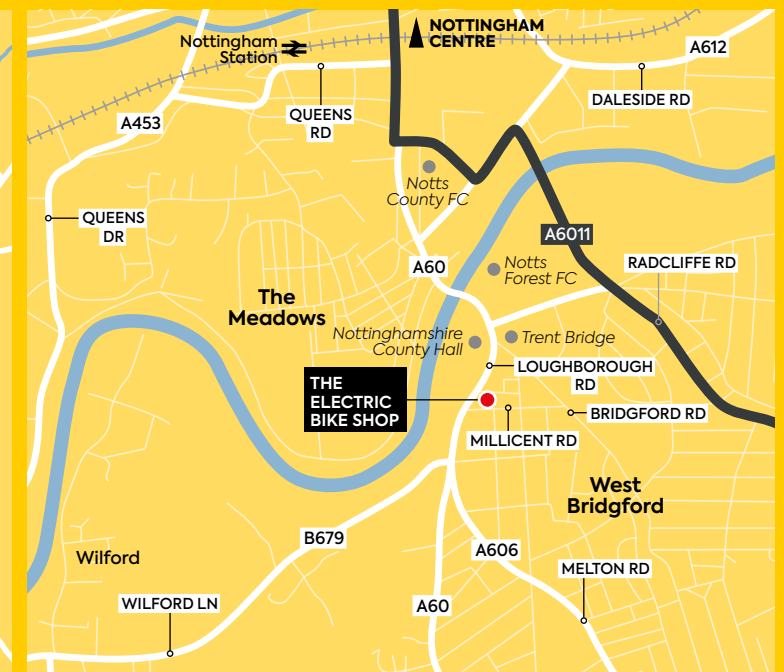
Trent Bridge Cricket Ground



Tesla



Nottinghamshire County Hall





The Property

The property comprises a detached retail warehouse which was fully refurbished in 2023.

The building comprises an open plan ground floor retail sales area, incorporating a w/c, kitchenette and staff room with a staircase at the rear of the property leading to the first floor mezzanine.

The property benefits from a large car park, providing 17 on site spaces, with access directly off the A60. There is an existing right of way across the front of the car park to the adjacent building, 33 Loughborough Road.

The refurbishment works, completed in June 2023, include the following:

- New roof
- Partially rebuilding of elevations
- New fully glazed shopfront
- New screeded floor throughout ground floor
- New electrics
- Full insulation on walls and roof
- Provision of EV charging point

Accommodation

Ground Floor	2,633 sq ft	(244.6 sqm)
Mezzanine	1,162 sq ft	(108 sq m)
Total	3,795 sq ft	(352.6 sq m)
Externally	17 car parking spaces	

Planning

Planning consent was granted in April 2023 for a change of use to E Class (retail use). The planning reference at Rushcliffe Borough Council is 22/02300/FUL.

Tenancy

The property is let in its entirety to The Electric Bike Shop Ltd (company number 09097113). Existing stores are situated in locations such as Bristol, Wilmslow, Battersea and Harrogate.

The company was established in 2014 and trades from 11 locations across the UK and is considered to be the UK's leading independent electric bike retailer.

The lease commencement date is 11 August 2023 at a commencing rent of £52,500 per annum.

The tenant was granted a rent free period to assist with fitting out works.

The lease is for a period of 10 years, without inclusion of a break clause and incorporates an upward only, open market rent review at year five. The lease is drawn on full repairing and insuring terms.



Further Information

For further information and to view the property, please contact the sole selling agents

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Ruddington Lane, Nottingham NG11 7DD

Proposal

We are instructed to seek offers of £830,000, subject to contract and exclusive of VAT. A sale at this figure and assuming purchaser's costs of 5.28%, reflects a net initial yield of 6.00%.

In the event of a sale, the vendor will "top up" the rent free period.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

EPC

The property has the following EPC rating assessment:

E119 rating Expiring 27 January 2025

Please note that the EPC survey was undertaken prior to the refurbishment works, which included insulation to the new roof and walls.

VAT

We understand that the property is elected for VAT and as such a sale may be treated as a Transfer of a Going Concern (TOGC).

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

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