



1253 & 1253a London Road, Alvaston, Derby, Derbyshire DE24 8QN

FREEHOLD INVESTMENT

- ▶ **2,756 sq ft (256 sq m)**
- ▶ **Let in entirety to BET365 (Cash Betting) Ltd and first floor office sub-let to Elite Mechanics Ltd**
- ▶ **Annual rental income £30,600**
- ▶ **Excellent position in busy Alvaston shopping district**

For enquiries and viewings please contact:



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Location

The property is located in a prominent corner position fronting London Road within the busy Alvaston shopping district, close to the roundabout junction with Raynesway (A6) and Shardlow Road. Nearby occupiers include Tesco Express, Iceland, along with various national, regional and independent retailers along London Road and Shardlow Road.

Alvaston is a popular residential suburb to the south east of Derby city centre with excellent access to the outer ring road (A5111) and A6 (Raynesway)A50/A52 network.

Description

BEST AND FINAL BIDS INVITED BY 12.00 NOON FRIDAY 23RD JUNE 2023

The property is of brick construction with a flat roof and comprises the following:-

Ground floor shop is let and trading a Coral Bookmakers and provides open plan sales area with partitioned office, kitchen and w.c.'s to the rear. The premises are carpeted throughout, have a suspended ceiling with LED light panels and air conditioning. To the rear there are 3 off-site parking spaces.

First floor self-contained offices are sub-let to Elite Mechanics and comprise 3 partitioned offices, kitchen and w.c. with suspended ceilings with fluorescent strip lighting and carpeting throughout. The offices are separately accessed with entrance and staircase approach from the rear of the building. To the rear there is a single parking space and double garage.

Accommodation

	Sq M	Sq Ft
Ground Floor	134	1,442
First Floor	122.2	1,315
Total	256	2,756

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Tenure

The property is available freehold subject to the existing tenancies:-

The premises are let in their entirety to BET365 (Cash Betting) Ltd for a term of 20 years from 1st March 2005 with no further break. The current passing rental is £27,000 per annum and is subject to 5 year reviews.

The first floor has been sub-let to Elite Mechanics Ltd for a term of 5 years from 20th December 2019 with no further break. The letting is outside the Act.

The double garage and a single parking space to the rear of 1253 London Road is let on a separate lease to Elite Motors Ltd for a term of 5 years from 20th December 2019 with no further break. The passing rental is £3,600 per annum. The letting is outside the Act

Price

Freehold guide £355,000.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

The premises have an EPC Rating of D (77)

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

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

Date Produced: 08-Apr-2024



