



**1309 London Road, Derby, Derbyshire DE24 8QN**

## **RETAIL INVESTMENT**

- ▶ **355 sq ft (33 sq ft)**
- ▶ **Self-contained stand alone retail unit**
- ▶ **Let for a term of 4 years at a rental of £8,400 per annum**
- ▶ **Excellent position within business neighbourhood shopping district**

For enquiries and viewings please contact:



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### Location

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

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/S52 network.

### Description

Self-contained stand alone retail unit of tradition brick built construction under a pitched tiled roof. The ground floor comprises an open plan sales area with w.c. accommodation.

The property is let as a barbers.

### Accommodation

	Sq M	Sq Ft
Ground Floor	33	355
<b>Total</b>	<b>33</b>	<b>355</b>

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

### Planning

The established use falls under Class E (Business, Commerce & Services) of the Use Classes Order 1987 as amended)

### Tenure

The freehold is available subject to the existing tenancy.

The property is let on a tenancy agreement for a term commencing 01 April 2022 and expiring 31 January 2027 at the current passing rental of £8,400 per annum. There is a rent review on 01 April 2025. The tenancy agreement is outside the Landlord & Tenant Act 1954.

### Price

Freehold subject to the existing tenancy of £125,000

### 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.

### EPC

The premises have an EPC assessment of: C (66) and is valid until 06 December 2032.

### 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.

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