



FOR SALE

FREEHOLD INVESTMENT OPPORTUNITY

8 High Street

Hucknall, Nottingham, NG15 7HD

127 sq m (1,363 sq ft)



- 100% occupied
- £15,000 per annum
- Situated close to Hucknall town centre
- New to market



NG Chartered Surveyors
Holland House | 43 Loughborough Rd | West Bridgford | Nottingham | NG2 7LA

8 High Street

Hucknall, Nottingham, NG15 7HD



LOCATION

The subject property is located close to the town centre of Hucknall, which is an established busy suburban retail location situated 6 miles north-west of Nottingham city centre.

The premises occupy a prominent position in the south-east on the main high street. Nearby occupiers include Lloyds TSB, Barclays Bank, Costa Coffee as well as various national estate agents.

DESCRIPTION

The property comprises a ground floor retail unit with a separate self-contained three bed roomed flat above. The ground floor is a Chinese takeaway within a parade of similar premises. It offers full height glass frontage secured by external roller shutter door.

The first floor consists of a three bed roomed flat which is accessed separately at the rear of the property. The property is currently occupied as a whole under one lease and presents a great investment opportunity for the following reasons:-

- Fully occupied.
- Long established tenants with perfect payment history with over 10 years left.
- Popular location on Hucknall High Street.

EPCS

Copies of the commercial and domestic EPCs are available upon request from the marketing agents.

ACCOMMODATION

The property has the following approximate dimensions and net internal floor area:-

Accommodation	sq m	sq ft
Ground floor retail	53.3	574
First floor flat	73.28	789
Total	126.61	1,363

TENURE

The freehold sale is subject to the existing tenancies. The current lease is held by Quing Hua Chen commencing 31 October 2011 for a term of 20 years expiring on 30 October 2031. The current passing rent is £15,000 per annum with a 5 yearly review pattern and the next rent review falling due on 30 October 2024.

PRICE

Offers in excess of £175,000.

VAT

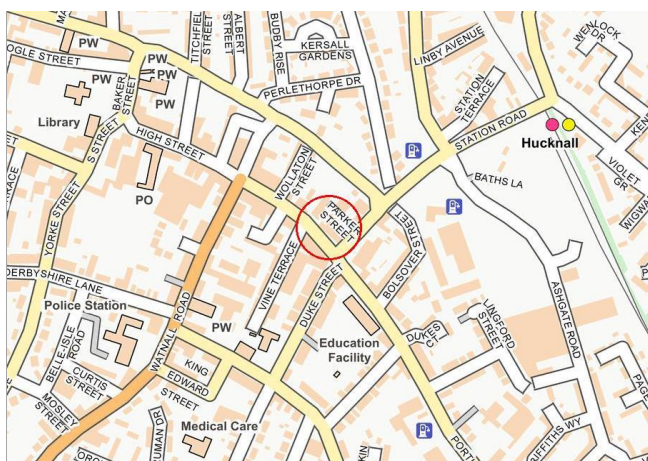
VAT is not applicable to the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

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



SUBJECT TO CONTRACT

Viewing by prior appointment only

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photographs depict only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photographs are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.