

Stapleford – 64/64A Derby Road, Nottinghamshire NG9 7AB
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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

Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £240,000
- Gross Initial Yield: 8.25%
- Rental Income: £19,800 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a Nail Salon and 2-bedroom flat at first floor
- Property benefits from large yard at rear, as well as outdoor space at front
- Occupiers close by include Ladbroke's, Boots, Halifax, KFC, Sainsbury's and many others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 64 (Ground Floor)	Retail Shop: 75 sq m (807 sq ft) Open plan retail, kitchen, storage, garden	Nail Art Nottingham Ltd (with personal guarantee)	10 Years from 30 July 2024	£12,000	Note 1: FRI Note 2: Rent review on on 30.07.29 open market upward only Note 3: Tenant option to determine on 30.07.29 with minimum 6 months notice Note 4: Deposit held of £3,000
No. 64A (First Floor)	Residential Flat: 72 sq m (775 sq ft) 2 bedrooms, kitchen, living room, bathroom	Individual	Periodic	£7,800	Note 1: APT Note 2: Deposit held of £650
Total				£19,800	

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

Freehold Retail & Residential Investment



Property Description:

Comprises ground floor shop with large rear yard and self-contained residential flat at first floor, accessed from the side of the building and providing the following accommodation and dimensions:

Ground Floor Shop: 75 sq m (807 sq ft)

Open plan retail, kitchen, storage, garden

First Floor Flat: 72 sq m (775 sq ft)

2 bedrooms, kitchen, living room, bathroom

Total GIA: 147 sq m (1,582 sq ft)



Tenancy:

The retail shop is at present let to Nail Art Nottingham Ltd for a term of 10 Years from 30th July 2024 at a current rent of £12,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 30.07.29 open market upward only. Tenant option to determine on 30.07.29 with minimum 6 months notice. Deposit held of £3,000.

The flat is at present let on APT to an Individual at a current rent of £7,800 p.a. Deposit held of £650.



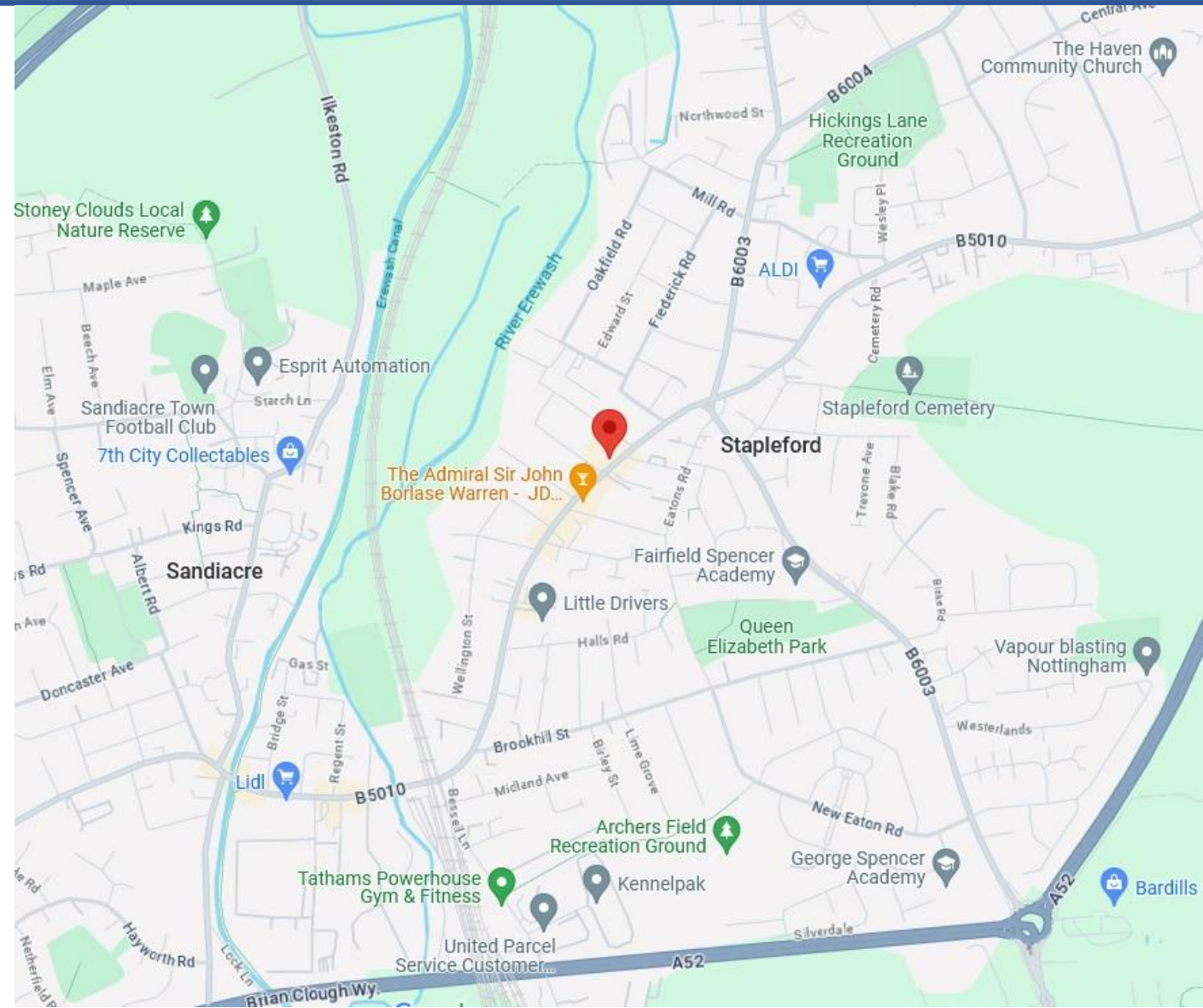
Stapleford – 64/64A Derby Road, Nottinghamshire NG9 7AB

Freehold Retail & Residential Investment



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.



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

Freehold Retail & Residential Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.