

INVESTMENT / DEVELOPMENT OPPORTUNITY

303-321 Main Street, Bulwell, Nottingham NG6 8ED



BUY!

PRICE £400,000

INVESTMENT AND DEVELOPMENT OPPORTUNITY IN BULWELL TOWN CENTRE

- Fully let to Nottingham Van Sales Ltd at £30,000 PA until 25/11/2021
- Suitable for alternative uses and redevelopment upon expiry of the lease
- Situated at a prominent and busy intersection opposite Tesco and Lidl

Location:

The opportunity lies in Bulwell which is approximately 2.5 miles from Nottingham city centre and has a population of c.16,500 people as of the 2011 census.

The subject site comprises 0.28 acres situated directly opposite the new LIDL and existing Tesco Extra store on Main Street, Bulwell.

The site has an excellent frontage to Main Street and the location is at the main intersection with Jennison Street, which provides direct access to the LIDL and Tesco.

Description:

The property is split into two distinct parts, the first part is a single storey open plan showroom with pitched roof and return frontage glazing to Merchant Street.

The second part which is interconnected to the first, comprises a brick-built showroom with rear stores and loading underneath a flat roof.

Externally, there is car parking and loading and access which is accessed directly off Minerva Street.

Accommodation:

754.75 sq m (8,124 sq ft)

Occupational Lease:

The property is let on a full repairing and insuring lease to Nottingham Van Sales Ltd at a rent £30,000 per annum, from 26 Nov 2018 until 25 Nov 2021.

The lease is contracted out of the Landlord and Tenant Act and there is a landlord only break in May 2020.

Price:

The property is available to buy at a level of:-

£400,000

which equates to a net initial yield of 7.2% when allowing for purchaser's costs at 4.18%.

Planning:

A1 Retail.

EPC:

D - 80

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

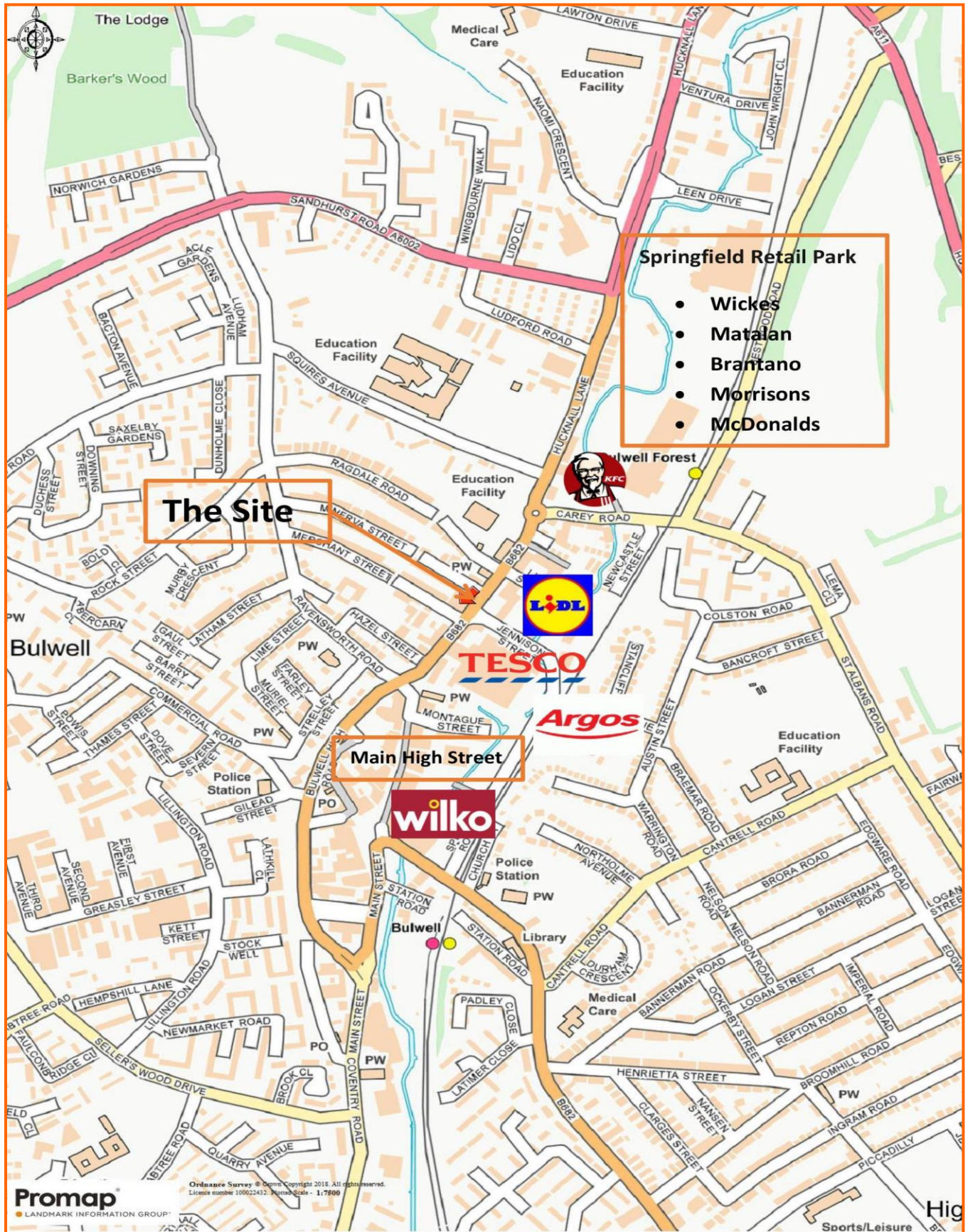
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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers 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.