

For Sale

Freehold Retail Investment Part Suitable for Alterations/Refurbishment for Apartments

(Subject to Planning Consent)

Current Income: £70,000 per annum ERV: £82,000 per annum

**NEW
PRICE**



**1-3/3a Tamworth Road
Long Eaton
Nottinghamshire
NG10 1JE**

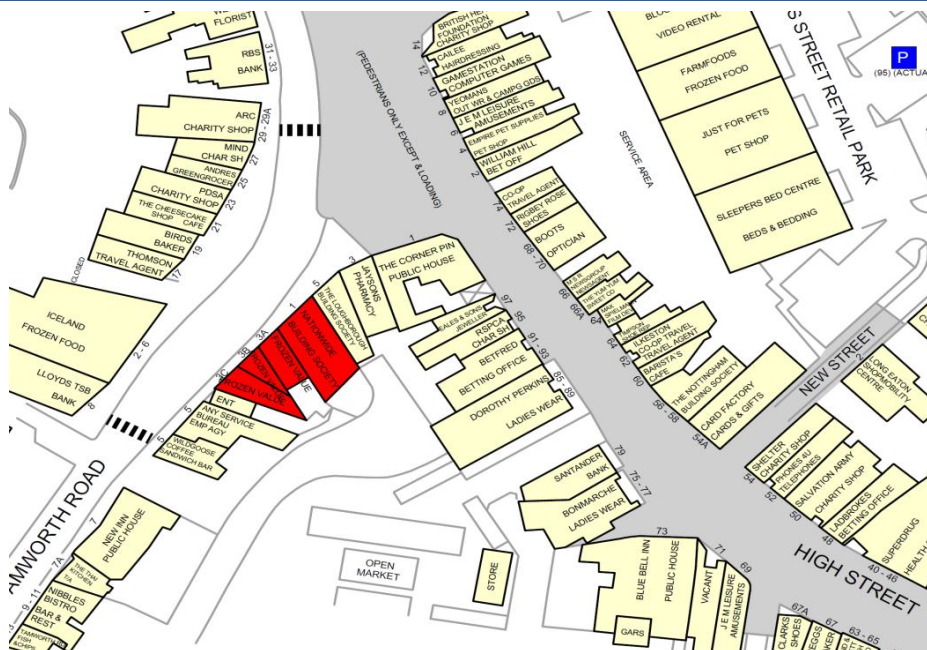
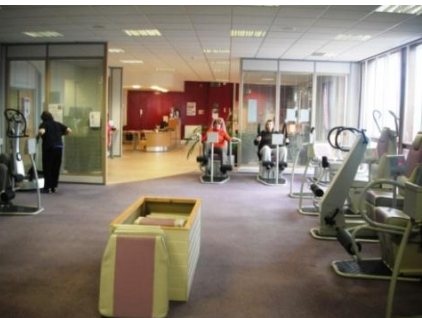
- + Ground Floor Let to Strong Covenants - Nationwide Building Society and Frozen Value
- + Established Position just off the Market Place
- + 2nd Floor vacant suitable for apartments, subject to PP
- + No VAT Payable
- + Offers invited at £600,000 circa 11% after costs

Visit our website www.fhp.co.uk

0115 950 7577

Fisher Hargreaves Proctor | 10 Oxford Street, Nottingham, NG1 5BG





1-3/3a Tamworth Road Long Eaton, Nottinghamshire, NG10 1JE

+ Location

Long Eaton is a busy market town located 8 miles south-west of Nottingham and 9 miles east of Derby. It has excellent transport links located close to the A52 Nottingham to Derby trunk road and J25 of the M1 motorway.

The town supports a retail catchment population of about 40,000 and a catchment of 210,000 within a 20 mile drive time.

The main shopping centre facility for the town are centred upon the

Market Place, Tamworth Road and High Street. This property occupies a highly visible and prominent location on Tamworth Road immediately adjacent to its location with the Market Place. To the rear of the property there is an open market area where there are regular market days. Directly opposite the property behind the shops there is the town's major car park. Elsewhere there are 2 substantial stores operated by Tesco and Asda.

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+ The Property

The property comprises a substantial building with accommodation arranged on ground and two upper floors. The ground floor originally consisted of 3 shops, 2 of which have now been converted into one unit for Frozen Value Limited who have recently taken occupation. The Nationwide Building Society have been in occupation for many years. They have recently reconfigured their ground floor sales area. The first floor originally consisted of offices but has now been converted into open plan accommodation to provide a ladies gym with ancillary facilities.

The second floor accommodation is currently fitted out as cellular offices totalling 3170ft².

The upper floor accommodation is approached by a separate side entrance. The second floor in our opinion is suitable for adaptations to provide 5, 2 bedroom apartments or the existing use as offices. Detailed plans showing how all the upper floor accommodation can be converted to provide 10 self contained apartments is available upon request.

A planning application has not yet been made. Rental values for 2 bedrooomed apartments in Long Eaton are in the range of £400 - £450 per calendar month.

+ Accommodation

Please see the attached Schedule of Tenancies & Accommodation.

+ Tenant's Covenants

Our credit search has revealed the following information:-

Nationwide B.S

Credit Limit	£790,000
Current Risk Score	1
Pre-Tax Profits	£317,000,000
Net Assets	£128,806,000,000

Frozen Value Ltd

Credit Limit	£790,000
Current Risk Score	1
Turnover Y/E 31.1.11	£50,508,000
Pre-Tax Profits	£1,419,000.00
Net Assets	£7,900,000

+ Purchase Price

Offers are invited in the region of:-

£600,000

to show an initial yield of 11% net of purchasing costs and ignoring any potential income to be derived from the second floor accommodation.

+ VAT

VAT is not payable upon the sale.

+ Tenure

Freehold

Interested

For further information or to make arrangements to view please contact:

Noel D. Roper

FHP – Nottingham
T: 0115 8411 132
M: 07711 211 511
E: noel@fhp.co.uk

Property Misdescriptions Act 1991... All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.



Schedule of Tenancies and Areas

Address	Tenant	Floor Area	Rent PA	Zone A Rent	ERV PA	Term
No. 1	Nationwide B.S	G/F 1056 Ancillary 142 ITZA 808	£22,000	£26.70	£22,000	10 years from 25.03.09 expiring 24.03.19
No 3/3a	Frozen Value	G/F 1684 Stores 266 ITZA 1297.90	£35,000	£24.83	£35,000	10 years from 23.12.11 expiring 22.12.21
1 st Floor 1/3	Womans Fitness (Long Eaton) Ltd	3195 sq ft	£13,000	-	£13,000	10 years from 23.07.07 expiring 22.07.17
2 nd Floor 1/3	Suitable for apartments	3170 sq ft			£12,000	
			£70,000		£82,000	

- (a) All leases on full repairing & insuring basis by way of a service charge.
- (b) The tenant of 1 Tamworth Road has an option to determine as at 24.03.2014.
- (c) The tenant of 3/3a Tamworth Road has an option to determine the lease as at 23.12.2016
- (d) Second floor offices currently available to let at £12,000 pa. Rateable value £10,750.
- (e) There is a rent review due on 23.07.2012, which is outstanding. The tenants did not exercise their break clause.

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Energy Performance Certificate

Non-Domestic Building



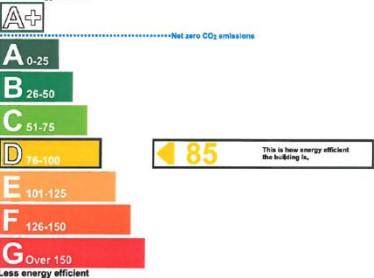
Nationwide Bldg Soc
1 Tamworth Road
Long Eaton
NOTTINGHAM
NG10 1JS

Certificate Reference Number:
0294-0050-5330-9900-1203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 128
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 85.09

Benchmarks

Buildings similar to this one could have rating as follows:
39 If newly built
103 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



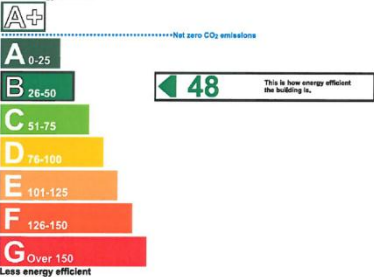
Energie
1-3 Tamworth Road
Long Eaton
NOTTINGHAM
NG10 1JE

Certificate Reference Number:
0050-3992-0302-0910-8050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 295
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 87.34

Benchmarks

Buildings similar to this one could have rating as follows:
35 If newly built
93 If typical of the existing stock

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Energy Performance Certificate

Non-Domestic Building

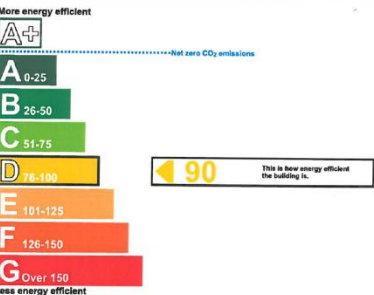


1-3b Tamworth Road
Long Eaton
NOTTINGHAM
NG10 1JE

Certificate Reference Number:
0307-0346-3330-9900-1103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 307
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 62.81

Benchmarks

Buildings similar to this one could have rating as follows:
28 If newly built
74 If typical of the existing stock

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Energy Performance Certificate

Non-Domestic Building



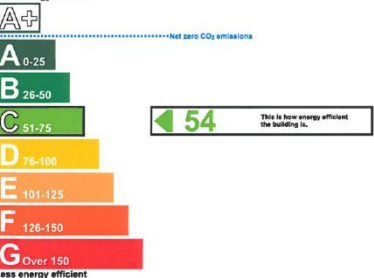
FULTONS
3a, Tamworth Road
Long Eaton
NOTTINGHAM
NG10 1JE

Certificate Reference Number:
0921-0332-1309-9305-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 183
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 97.5

Benchmarks

Buildings similar to this one could have rating as follows:
33 If newly built
87 If typical of the existing stock

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