



**63-65 High Street, Long Eaton, Derbyshire NG10 1HZ**

## Investment For Sale

- ▶ **Let to Holland and Barrett Retail Ltd. D&B Rating 5A2 Net Worth £244m**
- ▶ **5 year lease from Oct 2018 at a market rental of £20,000pax.**
- ▶ **Located in prime area on Long Eaton High Street.**
- ▶ **Offers invited at £260,000 reflecting a net initial yield of 7.5%.**

For enquiries and viewings please contact:



**Jack Ward**  
0115 9243243  
[jward@innes-england.com](mailto:jward@innes-england.com)



**Matthew Hannah**  
0115 924 3243  
[mhannah@innes-england.com](mailto:mhannah@innes-england.com)

### Location

Long Eaton is a Market Town within Derbyshire that lies approximately 7 miles southwest of Nottingham and 8.5 miles southeast of Derby. The town has a population of c.40,000 people.

The property is situated on the prime section of Long Eaton High Street which benefits from being pedestrianised and in close proximity to the Market Place.

Nearby occupiers include Greggs, Peacocks, Boots the Chemist, WH Smith and New Look.

### Description

A ground floor retail shop with first and second floor storage let to Holland and Barrett Retail Ltd. who are a national chain of health food shops with over 700 UK stores. They have a Dun & Bradstreet rating of 5A2.

The property is held on a 5-year renewal lease with effect from 17th October 2018 at an annual rent of £20,000pax. There is a tenant only break clause on the third anniversary of the term subject to 6 months prior written notice and a break penalty equivalent to 6 months rent. The lease is held on full repairing and insuring terms.

### Accommodation

	Sq M	Sq Ft
Ground floor	120	1,292
First floor storage/staff room	53.2	573
Second floor storage	14.8	159
<b>Total</b>	<b>188</b>	<b>2,024</b>

The property has not been inspected internally and measurements are quoted based on the Valuation Office Agency rating assessment.

### Planning

The property benefits from A1 (retail) planning.

### Tenure

A lease dated 14.10.2008 to Holland & Barrett was renewed in December 2018 expiring 16.10.2023. The rent was reduced from £28,000 to £20,000 reflecting market evidence. The Tenant has a D&B Rating of 5A2 with a Tangible Net Worth of £244 million.

### Business Rates

According to the Valuation Office Agency website the property has a rateable value of £28,500.

### Price

£260,000 exclusive of VAT. Net Initial Yield 7.5%

### VAT

VAT may be charged.

### Legal Costs

Each party to bear their own costs.

### EPC

The property currently has an EPC rating of 113 (E).

### Viewings

Viewing to be arranged by the appointed agents only.

### 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.

Date Produced: 17-May-2019

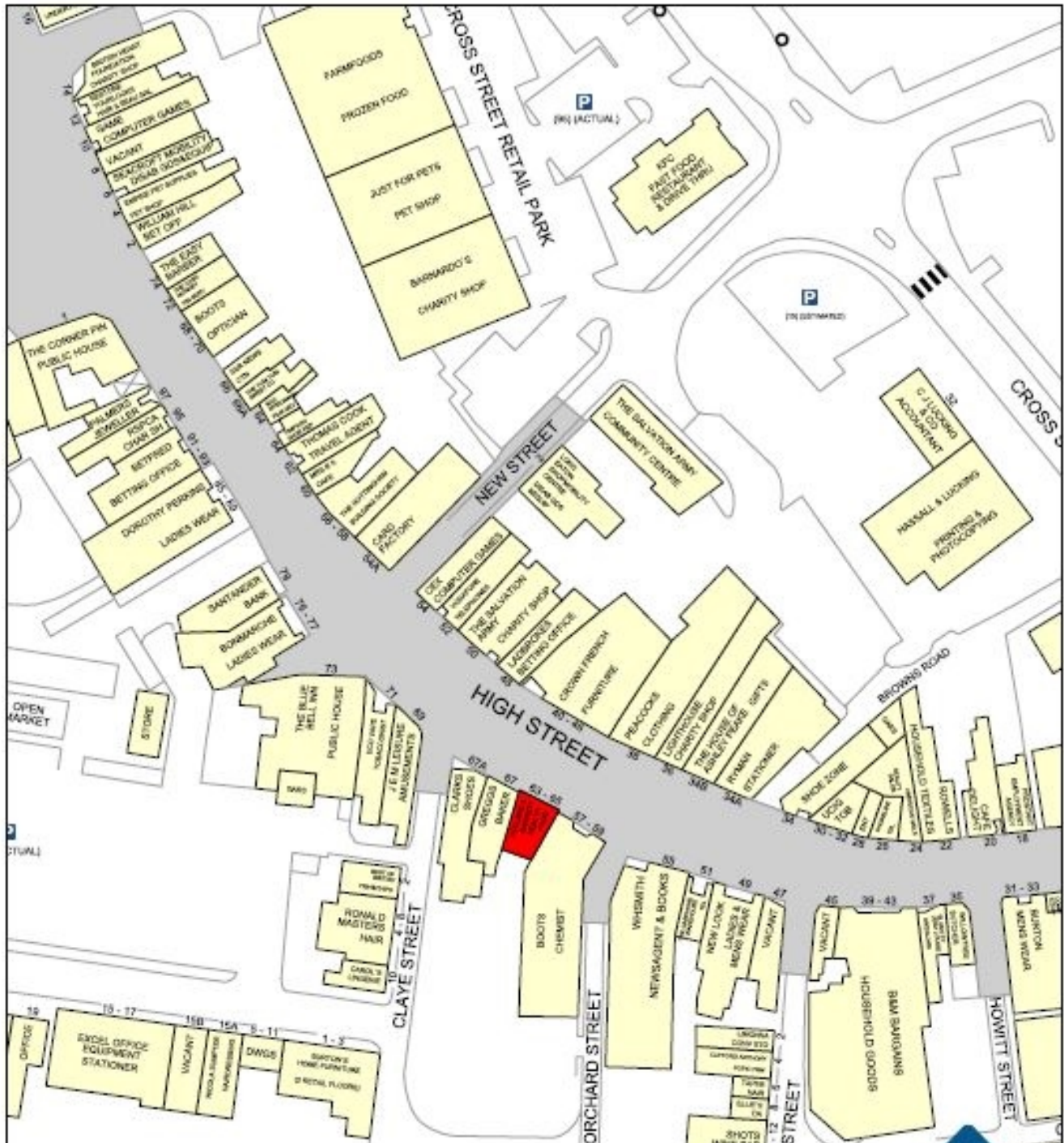








Long Eaton



Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE