

# 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](mailto:wtorr@heb.co.uk)**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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