

Newark-on-Trent – Unit 2, 14 Barnby Gate, Nottinghamshire NG24 1PZ
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS

ir & Beauty Studio



Solarium

GOLD SUN

Tanning Studio

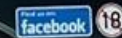
GOLD SUN
Tanning Studio

Barnbygate
Convenience
Stores

Premier

THE BEST TAN
IN TOWN

HIGH TECH SUNBEDS



18



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CHILLED BEER & WINE



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Investment Consideration:

- Purchase Price: £95,000
- Gross Initial Yield: 8.50%
- Rental Income: £8,075 p.a.
- VAT is applicable to this property
- Comprises ground floor retail shop t/a Tanning Salon
- Occupiers close by include Argos, Sports Direct, Cash Convertors, Oxfam and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 14 - Unit 2 (Ground Floor)	Retail Shop: 71.84 sq m (773 sq ft) Open plan retail, storage, kitchen, wc	Individual t/a Tanning Salon	10 Years from 1 November 2020	£8,075	Note 1: FRI Note 2: Rent review on 01.11.25 outstanding Note 3: Tenant break option in 2025 NOT exercised
Total				£8,075	

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Property Description:

Comprises ground floor retail shop t/a Tanning Studio, providing the following accommodation and dimensions:

Ground Floor: 71.84 sq m (773 sq ft)

Open plan retail, storage, kitchen, wc

Tenancy:

The property is at present let to an Individual t/a Tanning Salon for a term of 10 Years from 1st November 2020 at a current rent of £8,075 p.a. and the lease contains full repairing and insuring covenants. Rent review on 01.11.25 outstanding. Tenant break option in 2025 NOT exercised.

Tenure:

Long leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.



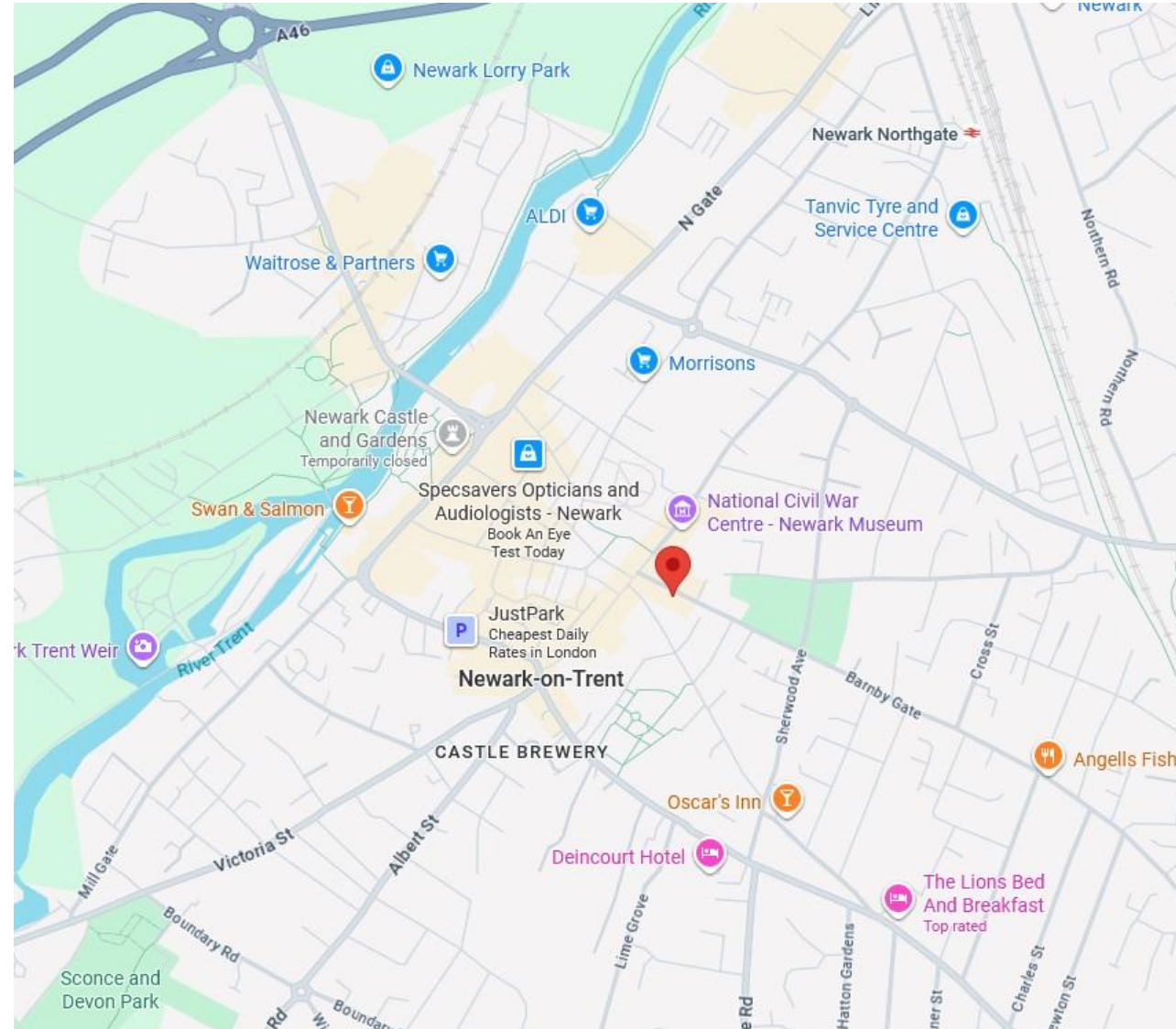
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Location:

Newark is an attractive market town situated 17 miles north-east of Nottingham and 16 miles south-west of Lincoln. The town is located at the junction of the A1 and A46 dual carriageways, giving good access in both north to south and east to west directions. Newark Northgate Station is 0.6 miles to the north-east of the property and provides direct trains to London and Leeds. The property is situated on the south side of Barnby Gate, between its junctions with Carter Gate and Guildhall Street, a short distance to the east of the town centre. The rear of the property fronts Balderton Gate. Occupiers close by include Argos, Sports Direct, Cash Convertors and Oxfam amongst a range of local traders.



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Contacts:

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



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