

Derby - 5A St James Street DE1 1QT
Freehold Vacant Retail Shop Investment



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PROPERTY CONSULTANTS



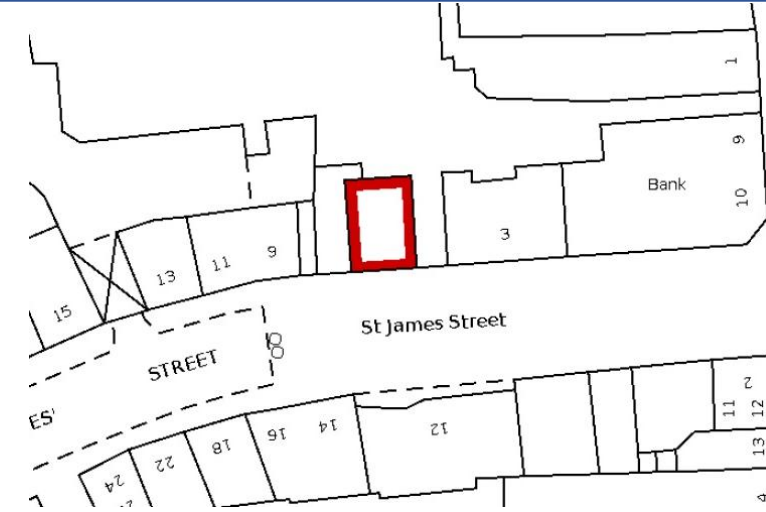
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Investment Consideration:

- Purchase Price: £175,000
- Vacant possession
- ERV: £17,000 p.a. GIY ~ 9.71%
- VAT is NOT applicable to this property
- Comprises vacant ground floor shop with ancillary at basement
- Situated on the north side of the pedestrianised St James' Street, between Corn Market and Victoria Street, in the heart of the City Centre.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 5A (Ground Floor & Basement)	Ground Floor: 49.33 sq m (531 sq ft) Open plan retail, storage Basement: 38.74 sq m (417 sq ft) Ancillary		Vacant	ERV: £17,000	

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Property Description:

Comprises mid-terrace vacant ground floor shop with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: 49.33 sq m (532 sq ft)

Open plan retail, storage

Basement: 38.74 sq m (417 sq ft)

Ancillary

Total area size: 88.07 sq m (948 sq ft)

Tenancy:

The property is at present vacant. ERV: £17,000 p.a.



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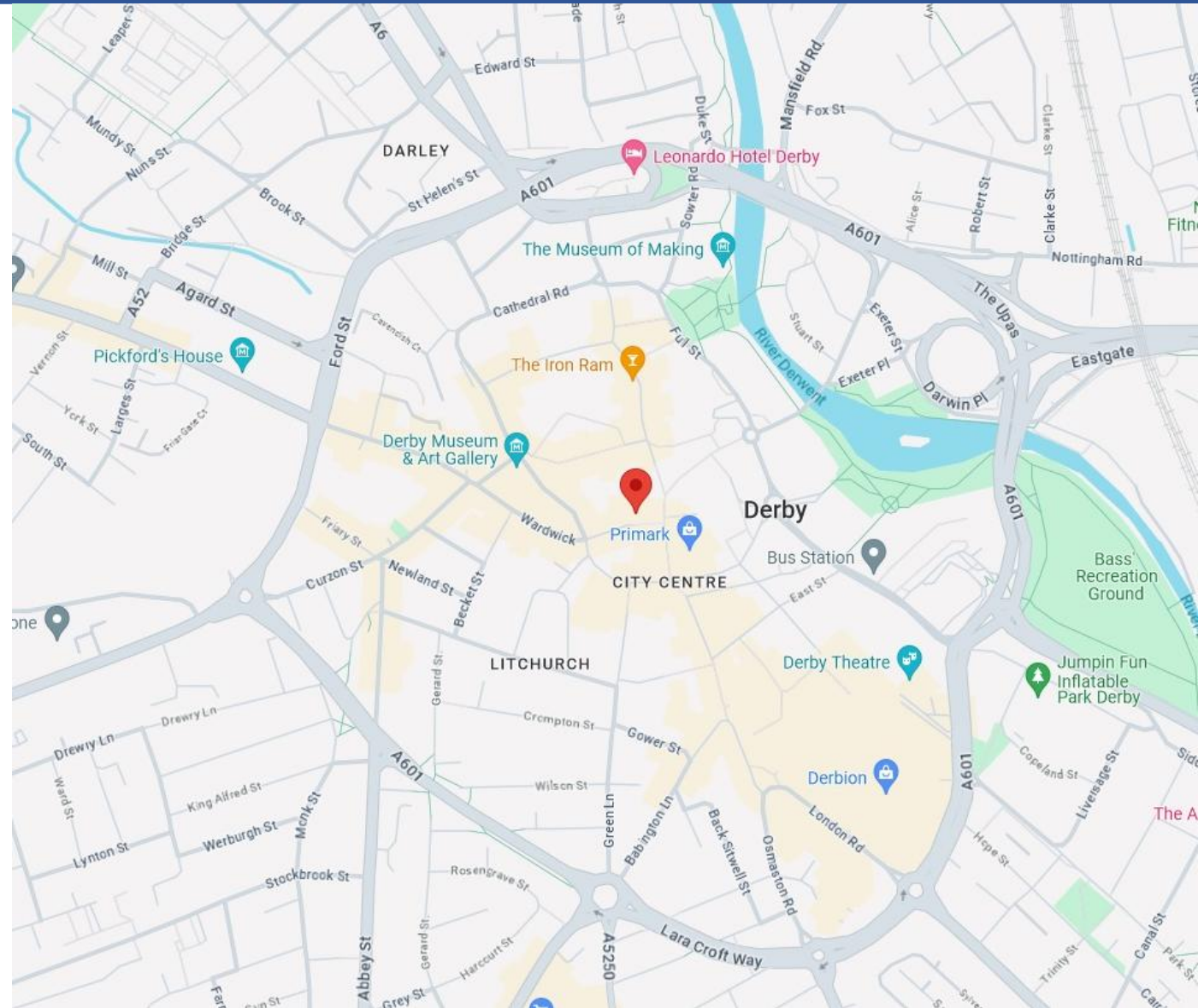


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Location:

The property is prominently situated on the north side of the pedestrianised St James' Street, between Corn Market and Victoria Street, in the heart of the City Centre. The property is located close to other Estate Agents and office providers and within close proximity to Derbion Shopping Centre, which has retailers including Marks & Spencer, Zara, Mango, Flannels, River Island, H&M, Zizzi, Wagamama, Five Guys, Nando's and Showcase Cinema.



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Contacts:

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