

Stapleford – 64/64A Derby Road, Nottinghamshire NG9 7AB  
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Stapleford – 64/64A Derby Road, Nottinghamshire NG9 7AB

## Freehold Retail & Residential Investment



### Investment Consideration:

- Purchase Price: £260,000
- Gross Initial Yield: 7.62%
- Rental Income: £19,800 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a Nail Salon and 2-bedroom flat at first floor
- Property benefits from large yard at rear, as well as outdoor space at front
- Occupiers close by include Ladbroke's, Boots, Halifax, KFC, Sainsbury's and many others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 64 (Ground Floor)	Retail Shop: 75 sq m (807 sq ft) Open plan retail, kitchen, storage, garden	Nail Art Nottingham Ltd (with personal guarantee)	10 Years from 30 July 2024	£12,000	Note 1: FRI Note 2: Rent review on on 30.07.29 open market upward only Note 3: Tenant option to determine on 30.07.29 with minimum 6 months notice Note 4: Deposit held of £3,000
No. 64A (First Floor)	Residential Flat: 72 sq m (775 sq ft) 2 bedrooms, kitchen, living room, bathroom	Individual	6 Months from 12 June 2023 (holding over)	£7,800	Note 1: AST Note 2: Deposit held of £650
Total				£19,800	

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### Property Description:

Comprises ground floor shop with large rear yard and self-contained residential flat at first floor, accessed from the side of the building and providing the following accommodation and dimensions:

Ground Floor Shop: 75 sq m (807 sq ft)  
Open plan retail, kitchen, storage, garden

First Floor Flat: 72 sq m (775 sq ft)  
2 bedrooms, kitchen, living room, bathroom

Total GIA: 147 sq m (1,582 sq ft)



### Tenancy:

The retail shop is at present let to Nail Art Nottingham Ltd for a term of 10 Years from 30<sup>th</sup> July 2024 at a current rent of £12,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 30.07.29 open market upward only. Tenant option to determine on 30.07.29 with minimum 6 months notice. Deposit held of £3,000.

The flat is at present let on AST to an Individual for a term of 6 Months from 12<sup>th</sup> June 2023 at a current rent of £7,800 p.a. Deposit held of £650.



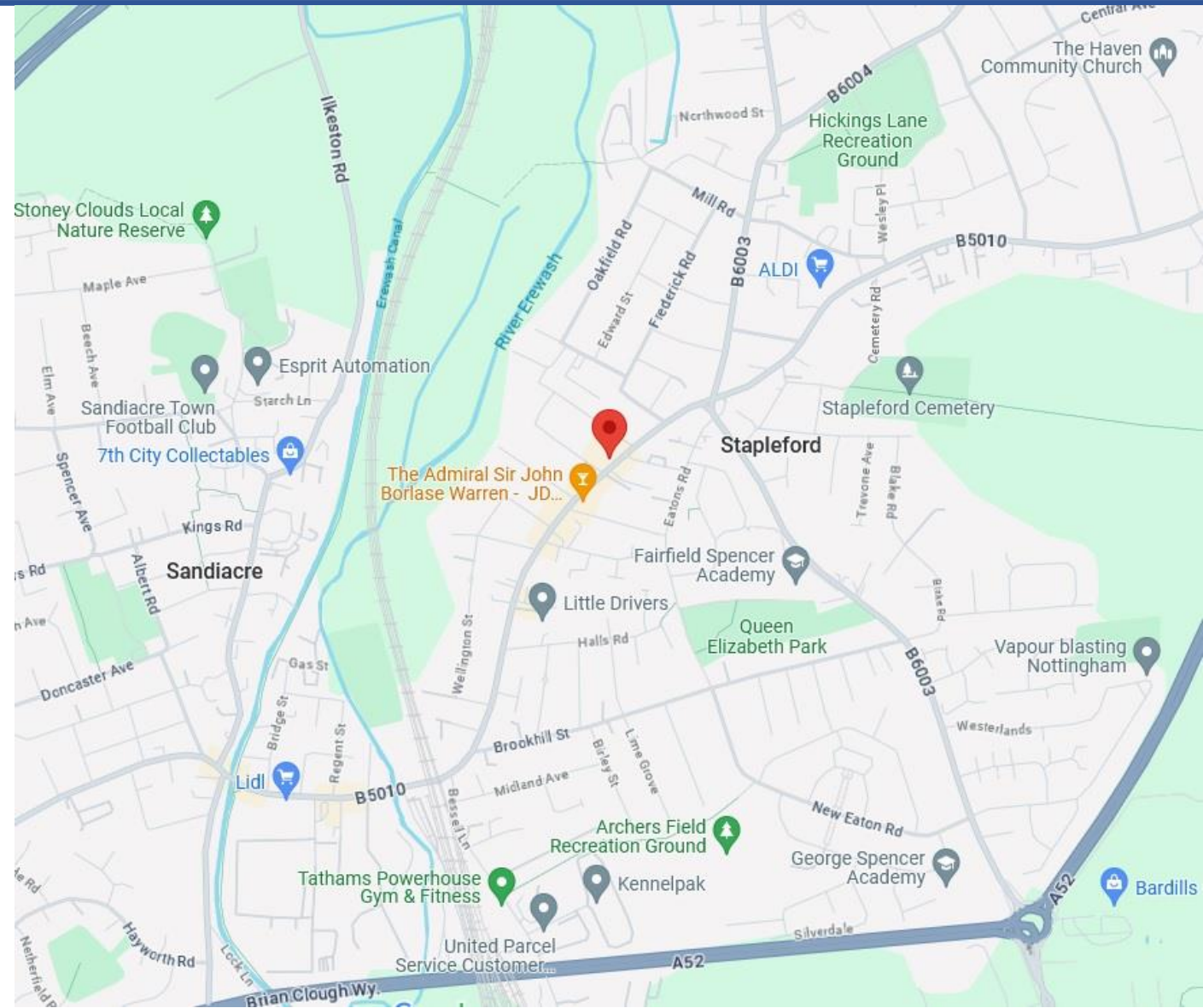
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### Location:

Stapleford is located some 5 miles to the south-west of Nottingham, one of the major commercial centres of the East Midlands. Junction 25 of the M1 Motorway is some 2 miles to the west of the town centre. The property is situated on Derby Road, opposite its junction with Victoria Street in the centre of Stapleford. Occupiers close by include a new Iceland Store, Farm Foods, JD Wetherspoons, Sainsbury's Local, Lloyds Bank, Greggs, Ladbroke's and a large Co-operative Food supermarket, as well as a number of local traders.



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### Contacts:

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



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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