

Nottingham – 2C New Central Building, Station Road NG10 1GL  
Virtual Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS





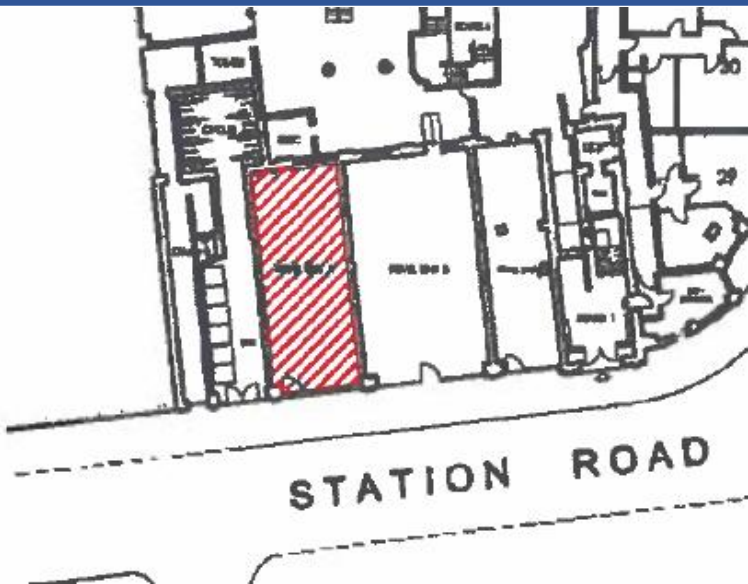
# Nottingham – 2C New Central Building, Station Road, Long Eaton NG10 1GL

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### Investment Consideration:

- Purchase Price: £65,000
- Gross Initial Yield: 11.20%
- Rental Income: £7,280 p.a.
- VAT is applicable to this property
- Comprises ground floor retail shop t/a barber`s
- Let until October 2027. No breaks. Rent review in April 2026 Linked to RPI.
- Occupiers close by include Argos, Aldi and a number of local shops, restaurants/takeaways and convenience store. z



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 2C (Ground Floor)	Ground Floor: 74 sq m (800 sq ft) Open plan retail, Storage, Kitchenette, WC	Individual	3 Years from 23 October 2024	£7,280	Note 1: FRI Note 2: Rent review in April 2026 Linked to RPI Note 3: No breaks Note 4: Deposit held of £1,300 Note 5: Lease within Landlord & Tenant Act 1954
Total				£7,280	

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### Property Description:

Comprises mid-terrace ground floor shop t/a barber's, providing the following accommodation and dimensions:

Ground Floor: 74 sq m (800 sq ft)

Open plan retail, kitchenette, wc

### Tenancy:

The shop is at present let to an Individual for a term of 3 Years from 23<sup>rd</sup> October 2024 at a current rent of £7,280 p.a. and the lease contains full repairing and insuring covenants. Rent review in April 2026 Linked to RPI. No breaks. Deposit held of £1,300. Lease within Landlord & Tenant Act 1954.

### Tenure:

Long leasehold. Held of a 999 years lease from 1<sup>st</sup> January 2016 at a ground rent of peppercorn.





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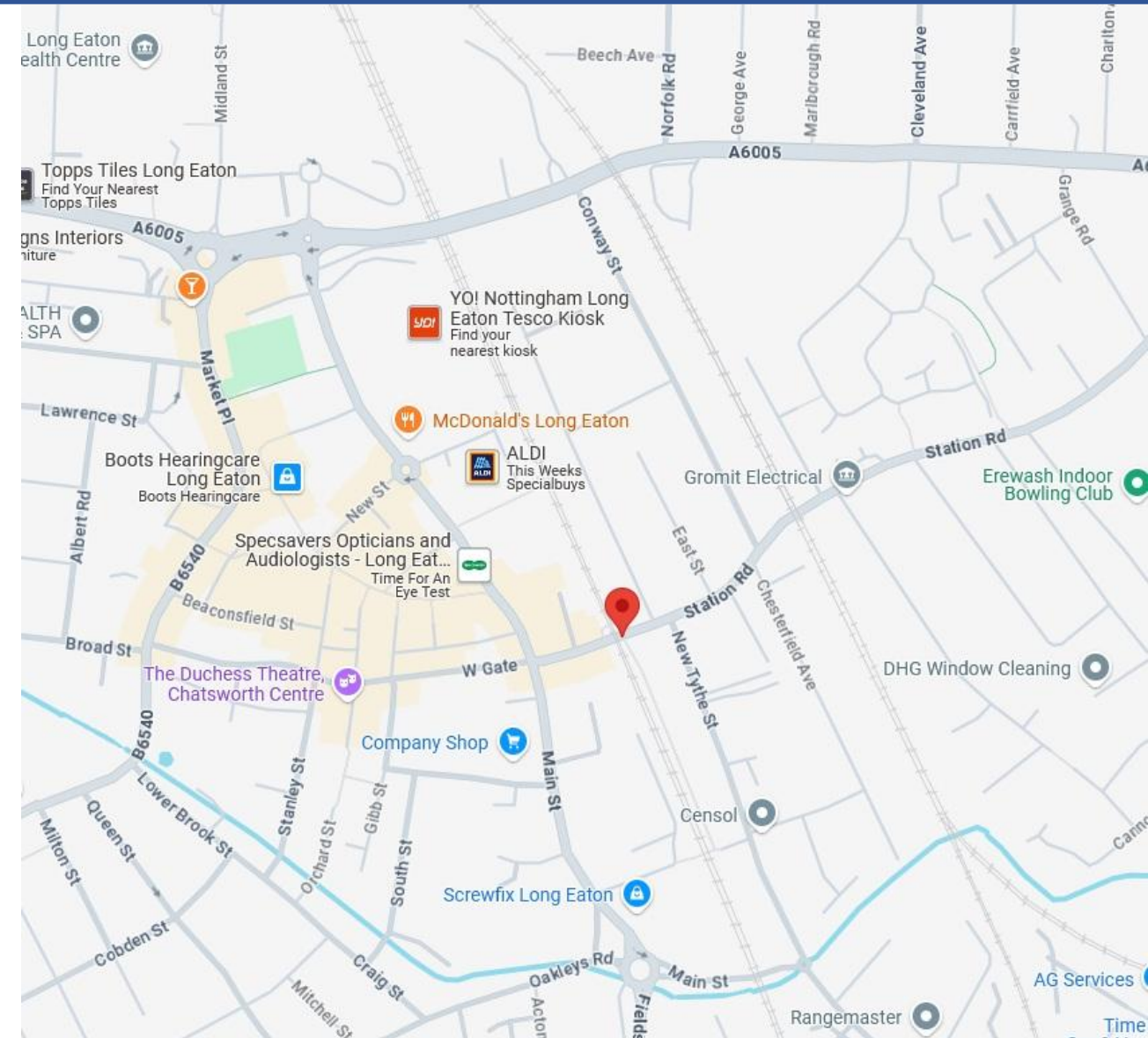
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### Location:

Long Eaton is a town in the Erewash district of Derbyshire, England, just north of the River Trent, about 7 miles (11 km) south-west of Nottingham and some 8.5 miles (13.7 km) south-east of Derby. The main road through the town forms part of the A6005 and junction 25 of the M1 motorway is on its north-western border. The area around the traffic island in the town centre is called The Green by locals. Long Eaton railway station is on the Midland Main Line. The Erewash Canal passes through the town. There are bus services to the nearby cities of Nottingham and Derby, which depart every few minutes. Other local services include the East Midlands Airport.



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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