

58-60 High Street | Hucknall | Nottingham | NG15 7AX

## High street investment for sale

211.81m<sup>2</sup>  
(2,280ft<sup>2</sup>)

- Fully let ground floor and one vacant residential unit
- 2 ground floor retail units
- 5 one bedroom flats
- Current rent roll £48,460 per annum
- Freehold
- Price £600,000 reflecting a net initial yield of 7.71% assuming purchaser's costs of 4.75%



**FOR SALE**



Location



Gallery



Contact



## Location

The subject premises are located on the popular Hucknall High Street on the pedestrianised zone of the town centre. High Street maintains well established anchor tenants including Boots Pharmacy, Costa Coffee and Specsavers.

Hucknall is also home to NET Transit System with the nearest stop being Hucknall Park & Ride a short distance away. There is a range of free parking facilities around High Street.

## The Property

The subject property is a ground floor retail unit split into two separate units, half of which is occupied by Specsavers expanding from their neighbouring property with the remainder let to an independent tenant.

The residential is accessed via the rear courtyard where 5 fully let flats occupy the first and second floors.

## Tenure

Freehold subject to the existing occupational tenancies.



## Tenancies & Accommodation

Address	Tenant	Lease Start	Term	Lease Expiry	Rent pa	Break	EPC
58 High Street	Specsavers	27/08/2021	10 years	26/08/2031	£10,000		
60 High Street	Ryan & Stacy Howard	15/08/2024	5 years	14/08/2029	£10,200	3 <sup>rd</sup> year	B - 49
Flat A	AST	01/08/2019			£450 pcm		C - 70
Flat B	AST	06/12/2021			£500 pcm		C - 76
Flat C	AST	12/12/2020			£480 pcm		C - 75
Flat D	Currently Vacant				Currently being remarketed at £620 pcm		C - 74
Flat E	AST	10/09/2019			£450 pcm		C - 76
<b>Total</b>					<b>£48,460</b>		

The residential flats all but Flat D have been occupied for a number of years without rental increases.

Potential market rents on residential units could increase overall income to £57,400 per annum (9.57% gross).





## Tenant's Covenants

**Specsavers Optical Superstores Ltd (01721624)**

Score: 100 /100

Risk: Very low risk

**Ryan & Stacy Howard (Independent)**

The lease is in personal names with £1,000 rent deposit.

## Price

The property is available at a price of:-

**£600,000**

reflecting a net initial yield of:-

**7.71%**

assuming purchaser's costs of 4.75%.

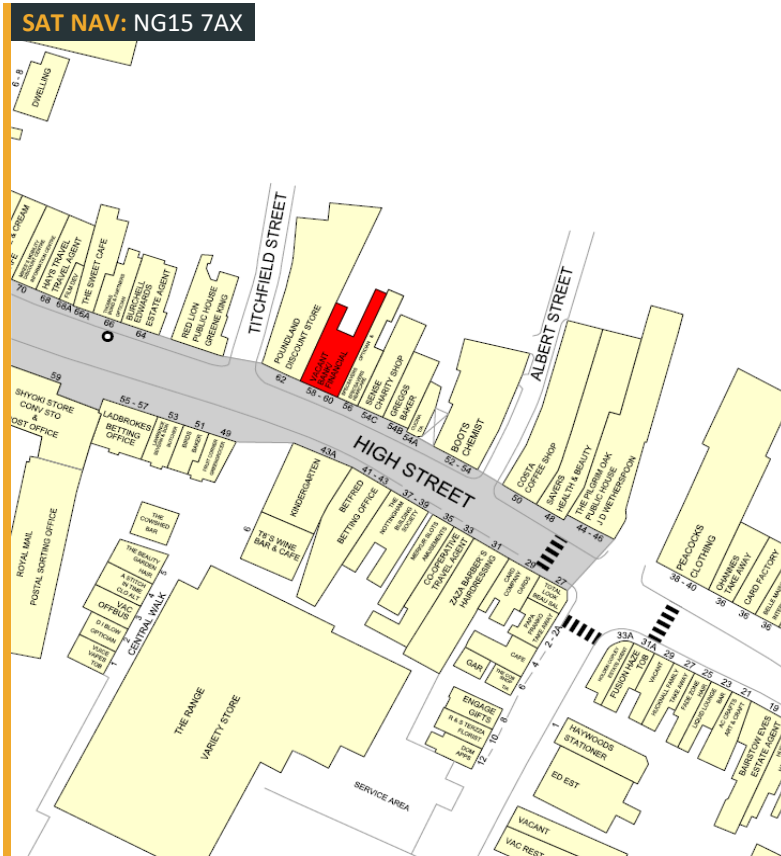
## VAT

The property is registered for VAT and therefore will be sold as a TOGC.

## Leases

A copy of the current leases are available on request.

**SAT NAV: NG15 7AX**



## Identity Checks

In order to comply with anti-money laundering legislation, any purchaser will be required to provide identification documents which will be confirmed and requested from the successful purchaser at the appropriate time.

## EPCs

A copy of the EPCs are available on request.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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