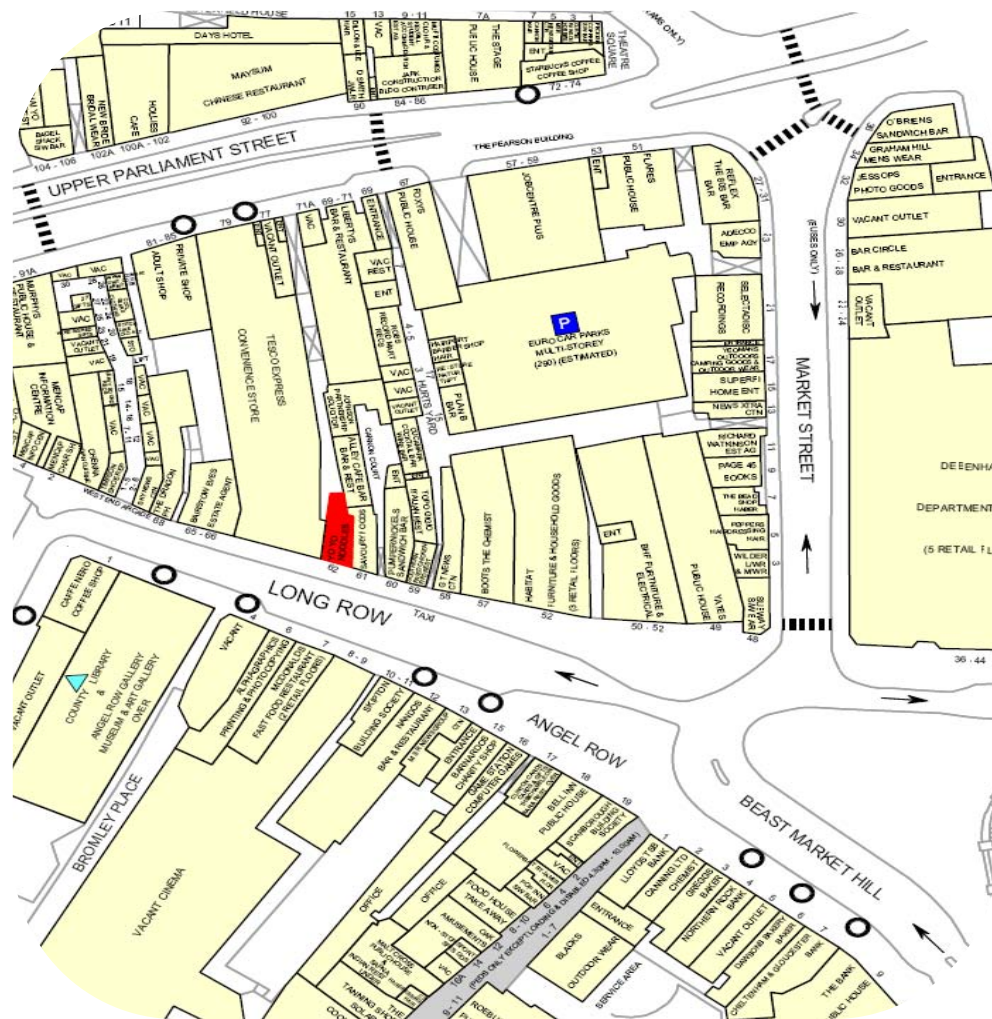


62 Long Row, Nottingham NG1 6JE



Investment for sale!



- Prime city centre retail unit let in its entirety to YoYo Noodles
- Let for a term of 25 years from 2 April 2010
- Passing rental £25,000 per annum exclusive
- Offers in the region of £350,000 sought for the freehold interest

MISREPRESENTATION ACT

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

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Where is it? The subject premises are situated in Long Row in the centre of Nottingham in close proximity to The Old Market Square. This area of Nottingham city centre benefits from the County Library and mixed use developments such as the Chapel Quarter and the Axis which are predominately leisure led at ground floor.

Surrounding occupiers to the unit include Tesco Express, Boots, Habitat, Café Nero, Nando's and McDonalds.

What is it? The premises comprise the following approximate areas and dimensions:-

Ground Floor Sales:	49.6 sq m	(534 sq ft)
Ground Floor Ancillary:	5.0 sq m	(54 sq ft)
First Floor Sales/Stores:	49.6 sq m	(534 sq ft)
Second Floor Stores:	33.4 sq m	(360 sq ft)
Total:	137.6 sq m	(1,482 sq ft)

Lease Details The premises are let in their entirety to YoYo Noodles to Go 89 Limited for a term of 25 years from 2 April 2010 with no break clauses and 5 yearly upward only rent reviews. The current passing rental is £25,000 per annum exclusive. The lease is guaranteed by YoYo in Beijing Limited and there is also a rent deposit in place which equates to a quarters rent to be held by the landlord until the tenant shows profit three times the rental. Further information is available from the agent.

Retail Investment Opportunity

Proposal My client is seeking offers in the region of:-

£350,000
(Three Hundred & Fifty Thousand Pounds)

For the freehold interest subject to the tenancy as detailed above. A purchase at this level would reflect a net initial yield of 6.82% after allowing for purchasers costs at 4.75%.

VAT It is understood that VAT will be chargeable however, it is envisaged that the sale will be handled by way of a transfer of a going concern.

Legal costs Each party is to be responsible for their own legal costs incurred in the transaction.

Who do I speak to? If you want to arrange to look round or discuss the matter further please contact:-

Matthew Cullen 0115 979 3493
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