Freehold Retail Investment Opportunity in Sandiacre

Ground Floor Sales
116.48m²(1,254ft²)

- Let to Johnson Cleaners UK Limited on a new lease expiring 22nd October 2030
- Current income £12,250 per annum
- Strong covenant strength
- Prominent unit with great visibility
- Nearby occupiers include **Burger King**, **Lidl**, **Oriental Chef** and **Zak's DIY**
- Offers invited at – £155,000

FOR SALE

Location | Gallery | Contact

Location

Sandiacre is a well-connected suburb and location situated approximately 7 miles west of Nottingham and 9 miles east of Derby. The town benefits from excellent transport links, being less than 1 mile from the Juction 25 of the M1 motorway and adjacent to the A52.

The subject property is located on Station Road which occupies a prominent position close to the junction with Derby Road. The property is located immediately adjacent to Lidl and Burger King.

The Property

The subject property is a modern single storey retail premises. The accommodation comprises of a ground floor sales area, with a WC and internal storage located at the rear.

Accommodation

The property provides the following approximate areas:-

Description	m²	ft²
Ground Floor Sales	116.48	1,254

(These measurements are given for information purposes only.)

Tenure

The property is held freehold and is subject to the existing occupational lease.

Lease Terms

The property is currently let on a new 5-year lease from 23rd October 2025 to Johnson Cleaners UK Limited at a rent of £12,250 per annum. There is a tenant only break option on 30th September 2028 subject to 6 months written notice and a rent review on 23rd October 2028.

Tenant Information

Johnsons Cleaners was first established in 1817 in Liverpool and became part of the Timpson Group in 2017. They operate from more than 150 shops throughout the UK and, in addition, have over 200 drop-off points and concessions in Waitrose, Morrisons and Asda.

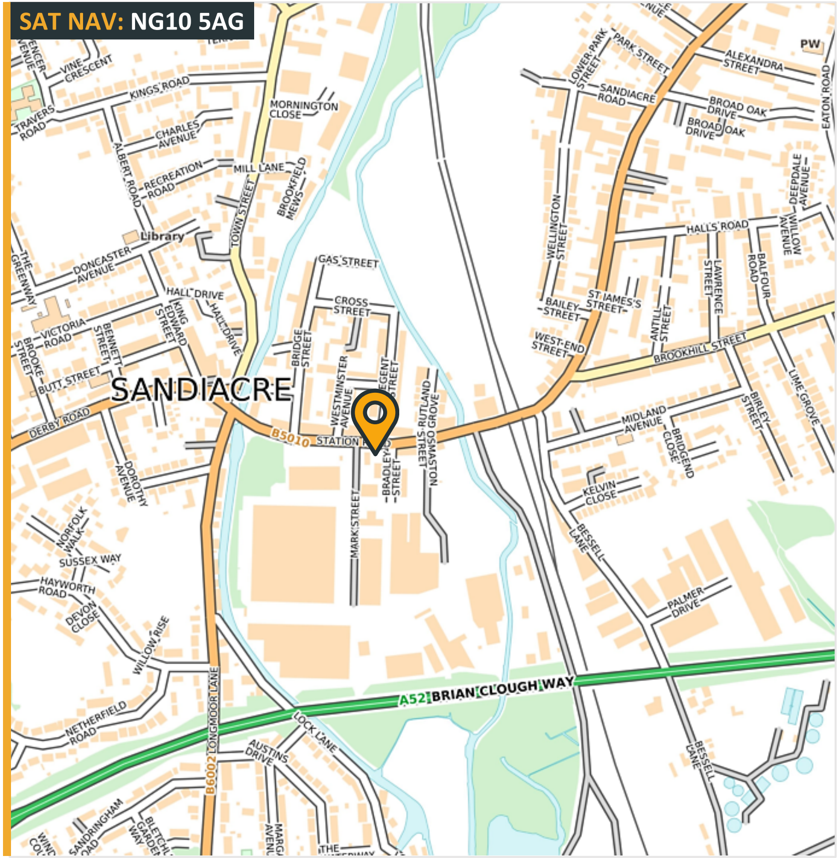
In the year to 28th September 2024, they had a turnover of £25.45m and showed pre-taxed profits of £2.96m.

Price

We are instructed to seek **£155,000** for the freehold interest. A sale of this figure would show a purchaser a net initial yield of approximately **8%**.

Data Room

A copy of the lease and associated documents are available upon request. Please contact the sole marketing agents.



VAT

The property is elected for VAT purposes and we understand that the sale can be treated as a transfer of going concern.

Legal Costs

Each party will bear their own legal costs incurred.

Anti Money Laundering

In order to comply with Anti Money Laundering legislations, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Further Information

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

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