

49 Stanton Road | Sandiacre | Nottingham | NG10 5DE

## Suburban convenience store, let to James Convenience Retail Limited for 10 years from 4<sup>th</sup> February 2025 at £18,000 per annum

188.2m<sup>2</sup>  
(2,025ft<sup>2</sup>)

- Former Co-op store of brick and slate construction
- Suburban locality
- Let to James Convenience Retail Limited for 10 years from 4<sup>th</sup> February 2025
- Tenant only break clauses after years 5 and 7
- Rent - £18,000 pax
- £235,000 (net initial yield of 7.47%)



**FOR SALE**



Location



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Location



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## Location

Stanton Road lies just to the north of Sandiacre Town Centre at the junction of Derby Road/Town Street. Stanton Road runs from Church Street westwards over the M1 towards Stanton by Dale.

More particularly, the property is located on the south side of Stanton Road at its junction with Spencer Avenue.

## The Property

Probably built within the 1930s, this is a former Co-op Convenience Store of brick and slate construction, having a modern shop front and a rear flat roof addition.

The retail unit provides open plan selling space, having a concrete floor, LED lighting and air conditioning. To the rear there is two sections comprising storage/ancillary, toilets and kitchen.

There is a good sized forecourt and rear loading.





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## Accommodation

The premises comprise the following:

Description		
Ground Floor - Frontage to Stanton Road	10.85m	35' 6"
Retail Depth	13.59m	44' 6"
Retail Sales Area	128.8m <sup>2</sup>	1,386ft <sup>2</sup>
Rear Store/Ancillary	59.4m <sup>2</sup>	639ft <sup>2</sup>
First Floor Ancillary	24.7m <sup>2</sup>	266ft <sup>2</sup>
<b>Total Net Internal Area</b>	<b>188.2m<sup>2</sup></b>	<b>2,025ft<sup>2</sup></b>

(This information is given for guidance purposes only).

## Lease Information

The property is let to James Convenience Retail Limited by way of a 10-year lease from 4 February 2025 expiring 1<sup>st</sup> February 2035 at a current rent of £18,000 per annum exclusive, subject to review after 5 years, the lease being drawn on full repairing and insuring terms.

A copy of the lease is available by request.

## Tenant Covenant

James Convenience Retail Limited (CRN: 09433287) operate from approximately 100 stores and has an Experian credit score of 76, described as of below average risk. To 26 March 2025 the company reported a turnover of £36,155,000, a pre-tax loss of £67,000 and a total net worth of minus £1,891,000.

## Business Rates

Enquiries have been made of the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) which has provided the following information:

**Address:** 49 Stanton Road, Sandiacre, Nottingham, NG10 5DE

**Rateable Value:** £18,750 (to 31 March 2026)  
£17,000 (from 1 April 2026)

## EPC

Under Certificate No. 9634-0687-5807-9885-1282, the property has an energy rating of **B**, valid until 23 April 2035. Copies of the EPC are available upon request.

## Price

Offers are invited in the region of:

**£235,000**

which equates to a net initial yield of 7.47%.

## VAT

VAT is applicable to the purchase price.



Location

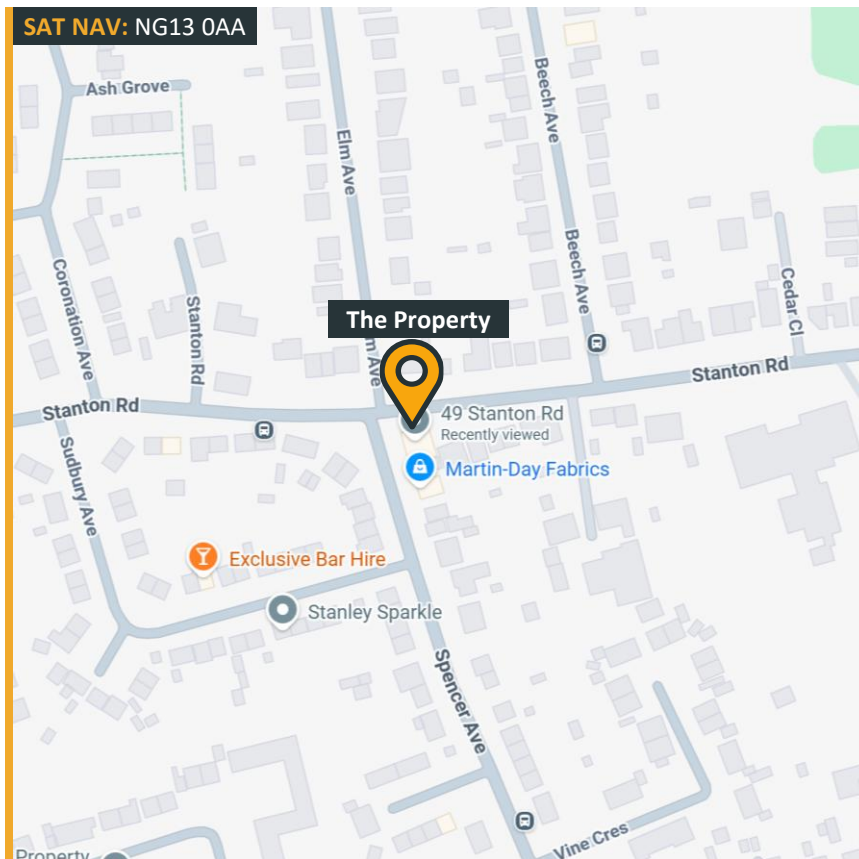


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SAT NAV: NG13 0AA



## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the 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:

**Steve Gillott**

07887 787 887

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06/01/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.