

# FREEHOLD INVESTMENT FOR SALE BUSINESS UNAFFECTED

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£310,000



## Unit 3A, 161-163 Annesley Road, Hucknall, Nottingham NG15 7DE

### LOCATION

The property is situated on Annesley Road in Hucknall, Nottinghamshire, a well-established suburban town located approximately 7 miles north of Nottingham city centre. Hucknall benefits from good road connectivity with direct access to the A611 and is within close proximity to the M1 motorway via Junction 27, providing access to the wider East Midlands region and national motorway network.

Hucknall is served by Hucknall tram stop, forming part of the Nottingham Express Transit (NET) network, providing regular services into Nottingham city centre. The town has a residential population in excess of 30,000 and supports a strong local retail and leisure economy. The subject property is positioned within a parade of ground floor commercial units fronting Annesley Road, with customer car parking to the front.

The immediate surrounding area includes a mix of retail, food and beverage operators together with residential occupiers, providing Domino's with a strong and established customer catchment area.

### DESCRIPTION

The property comprises a ground floor commercial unit and forms part of a neighbourhood parade anchored by a Tesco Express which sits prominently fronting Annesley Road. The unit benefits from dedicated customer car parking to the front of the parade, providing ease of access for customers, while the unit is presented in good order consistent with Domino's corporate fit-out standards.

### FLOOR AREA

Total Floor area: 987 Sq. ft. (91.69 Sq. m)

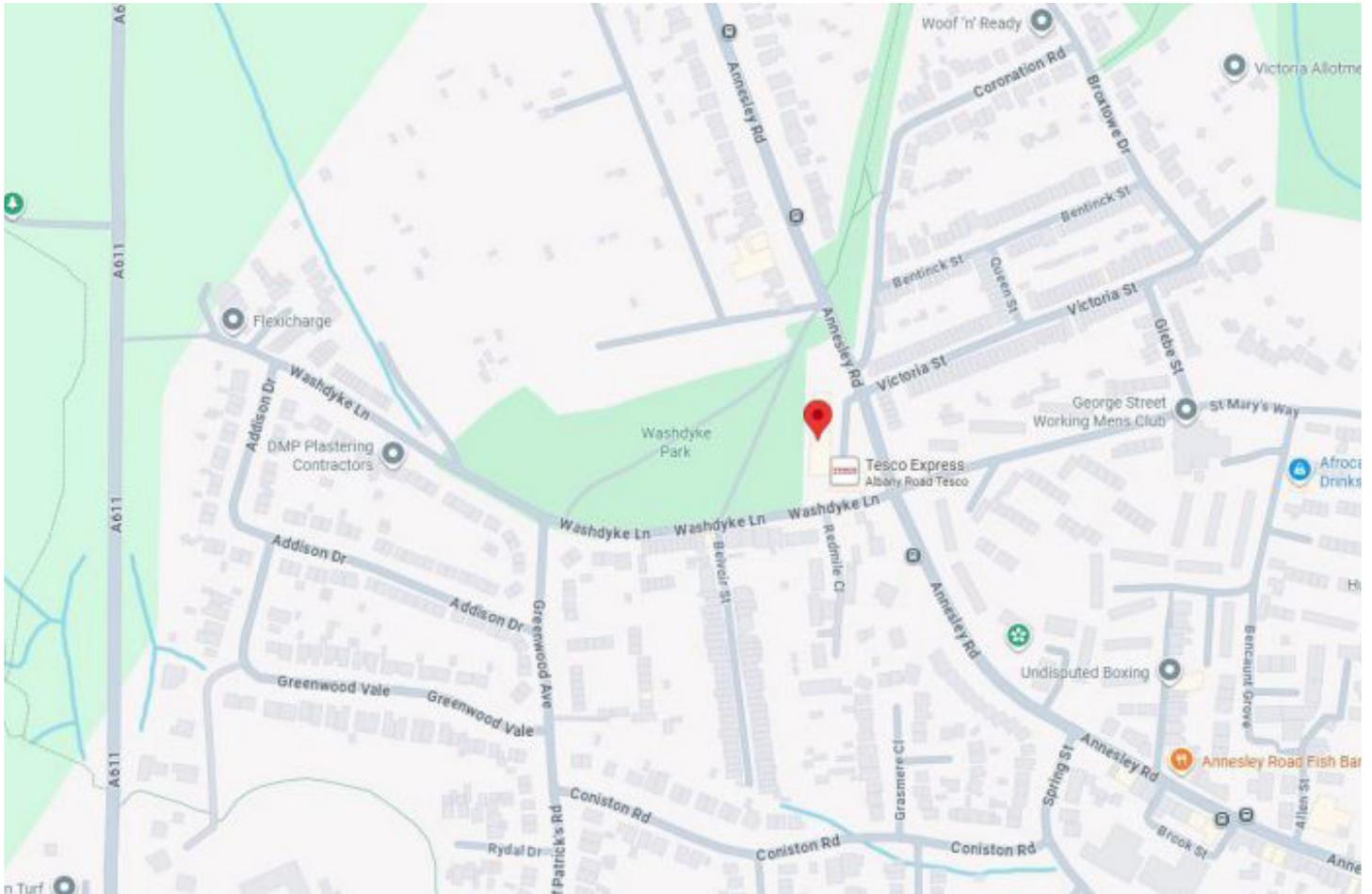
### TENURE

Offered for sale freehold, subject to the existing occupational lease.

The property is let to DP Realty Limited trading as Domino's Pizza by way of a full repairing and insuring lease for a term of 20 years with effect from 19 May 2023. The lease is without tenant break clauses and is subject to upward-only rent reviews every five years, geared to the open market rental value. The next rent review falls due in May 2028.

The passing rent is £25,000 per annum.

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### PRICE

The Vendor is seeking offers for their freehold interest subject to and with the benefit of the lease in place in the sum of £310,000 (Three Hundred and Ten Thousand Pounds).

### VAT

All prices quoted are exclusive of but, may be subject to VAT at the prevailing rate.

### INVESTMENT PROFILE

A purchase at this level reflects a net initial yield of 7.80% based on the current passing rent of £25,000 per annum.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [sampearce@hwandp.co.uk](mailto:sampearce@hwandp.co.uk)

Subject to Contract

Details prepared March 2026

