MATHER JAMIE
01509 233433

Unit 1
Rear of 54 Thurcaston Road
Leicester
LE4 5PF

FOR SALE
£275,000

Industrial Investment

192.61 sq m (2,073 sq ft)

Unit 1, rear of 54 Thurcaston Road, Leicester, Leics, LE4 5PF

LOCATION

The subject property occupies a courtyard industrial scheme on Thurcaston Road close to its junction with the A6 Abbey Lane and close to the main roundabout junction of the A6 with the A563 Redhill Way providing superb access to the outer ring-road of Leicester and further north via the A6 to the A46 Leicester western bypass.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The property provides a modern semi-detached portal frame industrial premises with a mono-pitch roof with a maximum internal clearance of 5.42 m, solid concrete flooring, profile roof with 10% translucent light panels, up-and-over manual loading door, gas blower heater, male/female WC and office. The property also benefits from a 3-phase power supply.

Externally there is parking for approximately 4 cars including use of the concrete loading apron.

ACCOMMODATION

Total GIA	192.61 sq m	(2,073 sq ft)

TENURE

The property is available freehold, subject to an occupational lease to EJB Print Ltd for a term of 5 years from 1 December 2021. The current rent is £16,750 per annum.

PRICE

£275,000 (two hundred and seventy five thousand pounds).

This price represents a gross initial yield of 6.09% and a rate per sq ft of £133.

BUSINESS RATES

Local Authority: City of Leicester
Period: 2021/2022
Rateable Value: £10,250

SERVICE CHARGE

There is a service charge for maintenance of common parts and drive-way access at an annual cost of £400 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged on the sale price.

EPC

The property has an Energy Performance Asset Rating of 98 within Band D.

PLANNING

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

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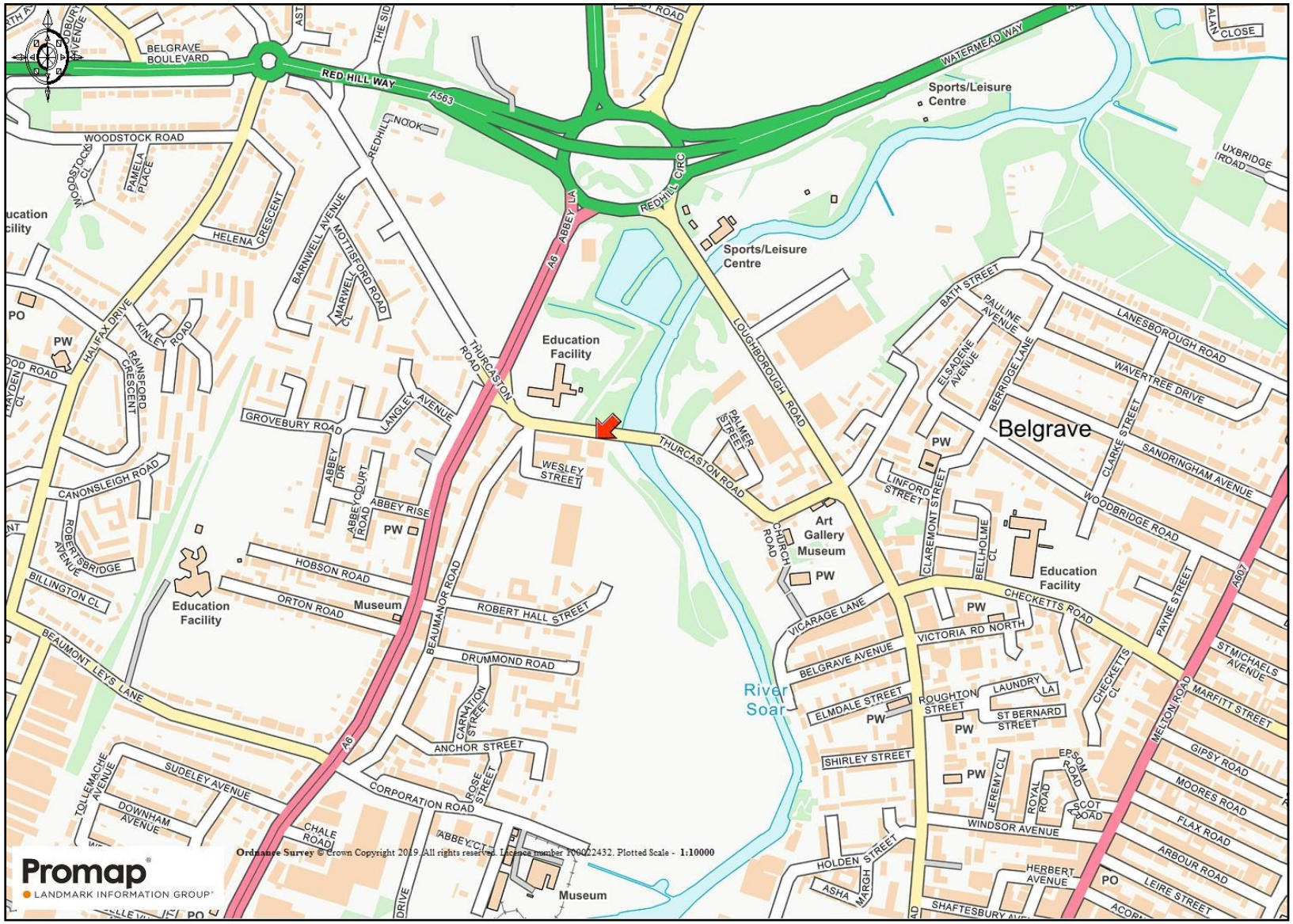

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations