

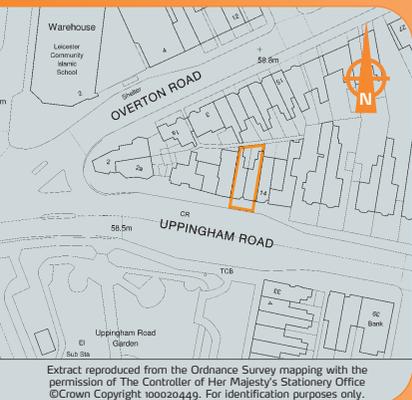
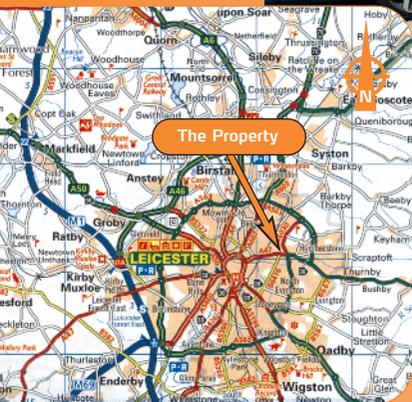
lot 34

10/12 Uppingham Road
Leicester, Leicestershire LE5 0QD

Rent
£16,000
per annum
exclusive

Freehold Retail Investment

- Let to William Hill Organization Limited on a 15 year lease until 2023 (no breaks)
- Located in busy suburb to north-east of Leicester City Centre
- Nearby occupiers include Nisa Convenience Store and a number of independent retailers



Location

Miles: 23 miles south of Nottingham
45 miles east of Birmingham
100 miles north of London
Roads: A6, A47, M1 (J21), M69 (J1)
Rail: Leicester (1 hour 7 minutes to London St Pancras International)
Air: East Midlands Airport, Birmingham International Airport

Situation

The property is situated in a prominent position on the northern side of Uppingham Road (A47) close to its junction with Overton Road in the busy Humberstone suburb of Leicester, approximately 1 mile north-east of the city centre. The A47 is a busy road which connects Leicester city centre to the A1(M) and Peterborough to the east. Nearby occupiers include Nisa and a number of independent occupiers.

Description

The property comprises a retail unit with ancillary accommodation on the ground floor. There is currently no access to the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/Ancillary	69.60 sq m (749.17 sq ft)	WILLIAM HILL ORGANIZATION LIMITED (1)	15 years from 01/09/2008 until 01/09/2023 on a full repairing and insuring lease	£16,000	01/09/2018 (01/09/2023)
First	Ancillary	Not Measured				
Totals		69.60 sq m (749.17 sq ft)			£16,000	

(1) William Hill are the UK's largest land-based bookmaker with around 2,360 licensed betting shops in the UK. (Source: www.williamhillplc.com 05/06/2015)

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

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