Leicestershire LE13 1XH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment

• Entirely Let on a renewed lease until 2033 (subject to option)

· Substantial Ground and First floor retail unit

Prominent corner position in town centre

Affluent market town

 Nearby occupiers include Morrisons, Peacocks, Lloyds Bank, Superdrug and Dominos

Lot Auction

36 2nd November 2023

Rent Status £35,000 per Annum Exclusive Available

Sector Auction Venue

High Street Retail Live Streamed Auction

Location

Miles 15 miles north-east of Leicester, 15 miles east of Loughborough,

19 miles south-east of Nottingham

Roads M1, A46, A606, A607

Rail Melton Mowbray Railway Station

Air East Midlands Airport

Situation

Melton Mowbray is an affluent and historic market town in Leicestershire. The property is prominently located on Sherrard Street (A606), the towns main retailing thoroughfare, at its junction with Sage Cross Street. Nearby occupiers include Morrisons, Peacocks, Lloyds Bank, Superdrug, Dominos and a mix of local retailers, restaurants and cafes.

Tenure

Freehold

Description

The property is a substantial corner building comprising ground floor and part first floor retail accommodation with ancillary accommodation on the remainder of the first floor.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail Retail/Ancillary	345.20 332.80		UNITED CARPETS (PROPERTY) LIMITED t/a United Carpets (1)	10 years from 16/06/2023 (2)	£35,000	15/06/2028
Total Approximate Floor Area		678.00	(7,297) (3)			£35,000	

⁽¹⁾ United Carpets and Beds is the UK's largest franchised flooring and bed retailer trading from 57 locations across the UK (www.unitedcarpetsandbeds.com).

⁽²⁾ The lease provides for a tenant option to determine the lease on 15/06/2028 upon serving 6 months written notice.

⁽³⁾ The floor areas are those published by the Valuation Office Agency (www.voa.gov.uk).

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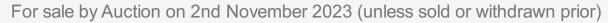
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Contacts

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Seller's Solicitors

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Fiona Thompson-Butler 0333 023 2241 fiona@landsmiths.co.uk

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