# **Leicestershire LE2 5BB**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)





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#### **Property Information**

#### Freehold Retail Investment • Tenants include Costa and Marks & Spencer on Reversionary leases until • Substantial triple fronted and quadruple fronted units • Includes private car park for approximately 16 cars • Affluent and busy retail location • Neighbouring occupiers include Boots, Specsavers, Holland & Barrett, Subway, Card Factory, Greggs, Timpson, Starbucks and a range of local businesses Lot Auction 22 10th July 2025 Rent **Status** £155,000 per Annum Exclusive Available Sector **Auction Venue** Retail, High Street Retail Live Streamed Auction

Miles	4 miles south east of Leicester City Centre, 30 miles south of Nottingham, 45 miles north-east of Birmingham, 103 miles northwest of London A6, B582, A47, A563 (M1 (J21) and M69)				
Roads					
Rail	Leicester Railway Station (1 hour 7 minutes to London St Pancras International)				
Air	East Midlands Airport, Birmingham International Airport				
Situation					
town's prim	ty is prominently situated on the eastern side of The Parade, the e retailing thoroughfare, in the affluent south east Leicester suburb of				
town's prim Oadby.					
town's prim Oadby. Tenure					

#### **Description**

The property comprises two prime well configured retail units with a restaurant arranged over part basement, ground and first floors. The property benefits from a rooftop car park for approximately 16 cars. The retail units benefit from a significant frontage to The Parade. With the first trading as Costa, being triple fronted and the second unit being quadruple fronted, with additional access from the rear car park and trading as M&S.

Neighbouring occupiers include Boots, Specsavers, Holland & Barrett, Subway, Card Factory, Greggs, Timpson, Starbucks and a range of local businesses.

#### VAT

VAT is applicable to this lot.

#### **Completion Period**

6 Week Completion

DISCLAIME

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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#### **Tenancy & Accommodation**

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	(Reversion)
27 The Parade	Retail	867.90	(9,342)	MARKS AND SPENCER SIMPLY FOOD LIMITED (CRN: 04739922) (1)	10 years from 24/06/2020 (1)	£100,000	(23/06/2030)
29-31 The Parade	Retail	177.70	(1,913)	3D COFFEE (OADBY) LTD T/A COSTA LIMITED (CRN:01270695) (2)	25 years from 07/04/2010 (2)	£35,000	(06/04/2033)
1st Floor, 27-31 The Parade	Restaurant	445.40	(4,794)	ANMOL SUITE LIMITED (CRN:15756003)	LICENCE TO OCCUPY	£20,000	
Total Approximate Floor Area		1,491.00 (3)	(16,049) (3)			£155,000	

<sup>(1)</sup> As to 27, The Parade, For the year ending 30th March 2024, Marks & Spencer Simply Foods Limited (CRN: 04739922) reported Revenue of £696,180,000., Pre-Tax Profits of £175,679,000 and Total Assets of £771,247,000 (Source: Marks & Spencer Annual Report and Unaudited Financial Statements as published at Companies House on the 17th June 2025). The property is let for a term of 10 years from 24th June 2020 by virtue of a lease for a term of 5 years from 24th June 2020 until 23rd June 2025 and a reversionary lease from 24th June 2025 until 23rd June 2030.

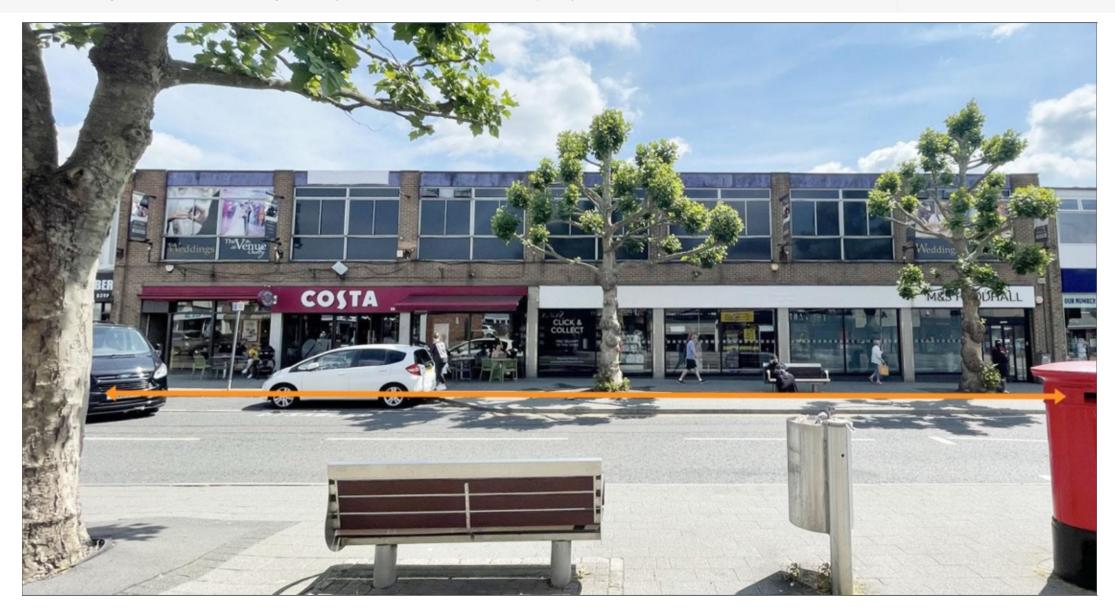
<sup>(2)</sup> For the year ending 31st December 2023, Costa Limited (CRN: 01270695) reported Revenue of £1,222,856,000., Pre-Tax profits of £9,632,000?? and Net Assets of £276,518,000 (Source: Costa Limited Annual Report and Financial Statements as published at Companies House on the 17th June 2025). The property is let for a term of 25 years from 7th April 2010 by virtue of a lease for a term of 15 years until 6th April 2025 and a reversionary lease from 7th April 2025 until 6th April 2035.

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

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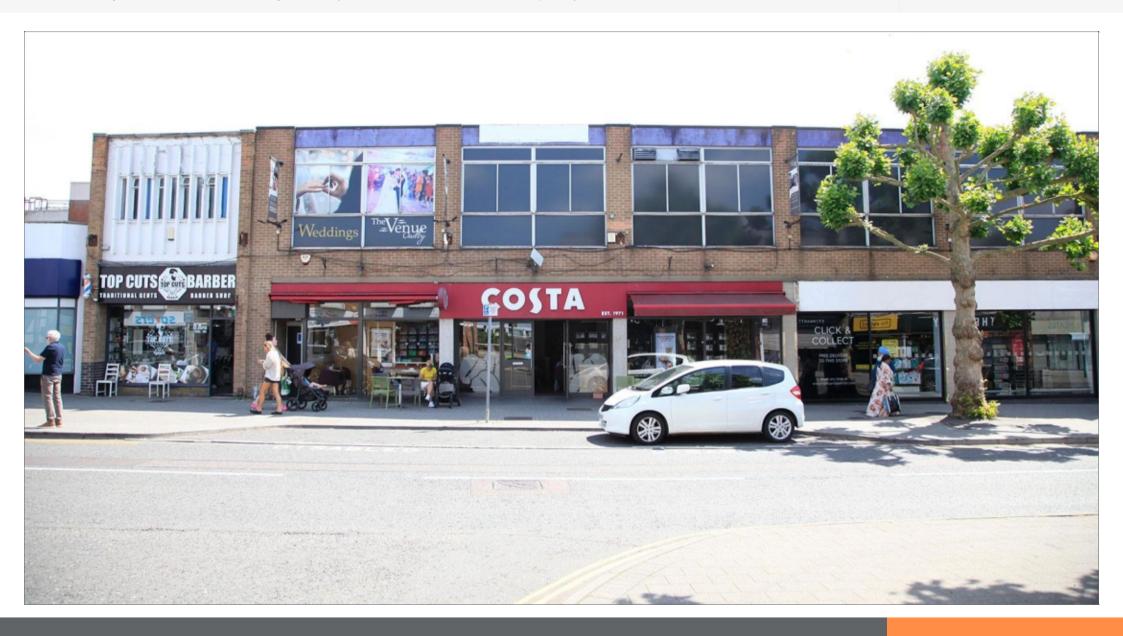




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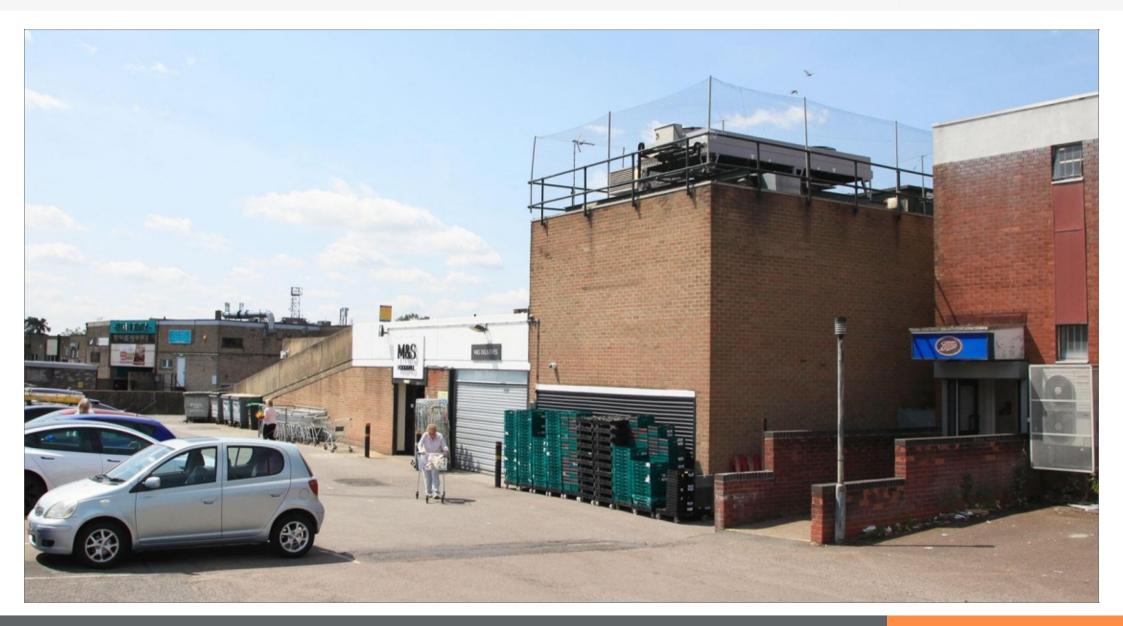




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**Freehold Retail Investment** 

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#### **Contacts**

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