

Lot 22, 27-31 The Parade, Oadby, Leicester,

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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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	
<ul style="list-style-type: none">Tenants include Costa and Marks & Spencer on Reversionary leases until 2030 and 2035Substantial triple fronted and quadruple fronted unitsIncludes private car park for approximately 16 carsAffluent and busy retail locationNeighbouring occupiers include Boots, Specsavers, Holland & Barrett, Subway, Card Factory, Greggs, Timpson, Starbucks and a range of local businesses	
Lot 22	Auction 10th July 2025
Rent £155,000 per Annum Exclusive	Status Available
Sector Retail, High Street Retail	Auction Venue Live Streamed Auction

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

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

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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	

(1) 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.

(2) 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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2024