

lot 13

Rent
£90,000
per annum
exclusive

33-41 High Street Leicester, Leicestershire LE1 4FP

Freehold Retail Investment

- Majority let on a new 10 year lease
- Prominent and busy pedestrianised location in Major Regional University City
- Adjacent to the major 120 unit Highcross Shopping Centre
- Nearby occupiers include House of Fraser, Boots the Chemist and Lloyds Bank



On Behalf of
Joint LPA Receivers





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Location

Miles: 45 miles north-east of Birmingham
30 miles south of Nottingham
20 miles north-east of Coventry

Roads: A6, A47, A563, M1

Rail: Leicester Railway Station

Air: East Midlands Airport

Situation

The property is situated in the heart of Leicester City Centre in a prominent position on the north side of the busy pedestrianised High Street, adjacent to the major 120 unit Highcross Shopping Centre, whose anchor tenants include John Lewis, Debenhams and House of Fraser, and close to the Haymarket Shopping Centre.

Description

The property comprises ground and first floor restaurant and retail accommodation with ancillary accommodation on the basement, second and third floors. The property benefits from a service yard to the rear accessed from High Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

The adjacent property at No. 43-47 High Street is being offered as lot 1.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
37-41	Basement,	Ancillary	143.90 sq m	(1,549 sq ft)	DEMIPOWER LIMITED (t/a KFC) (1)	10 years from 10/11/2015 (2)	£60,000	10/11/2020 (09/11/2025)
	Ground	Retail	182.36 sq m	(1,963 sq ft)				
	First	Retail	105.22 sq m	(1,132 sq ft)				
	First	Ancillary	64.06 sq m	(690 sq ft)				
33/35	First	Ancillary (4)	83.81 sq m	(902 sq ft)	LOROS LIMITED (3)	3 years from 21/02/2015	£30,000	(20/02/2018)
	Second	Ancillary (4)	306.47 sq m	(3,298 sq ft)				
33/35	Basement	Ancillary	69.21 sq m	(745 sq ft)				
	Ground	Retail	82.62 sq m	(889 sq ft)				
Totals			1,037.65 sq m	(11,169 sq ft)			£90,000	

(1) For the year ending 3rd October 2014, Demipower Limited reported a turnover of £31,641,905, pre-tax profit of £567,768 and a total net worth of £915,542.

(2) The lease provides for a tenant option to determine the lease on 10/11/2020.

(3) Leicestershire & Rutland Organisation for the Relief of Suffering Limited are a Registered Charity since 1977 and currently operate 27 charity shops and have over 300 staff. (Source: www.loros.co.uk)

(4) Not currently used by the Tenant.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
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