

lot 12

7, 9 & 11 Humberstone Gate
Leicester, Leicestershire LE1 1WA

Rent
£22,500 per
annum,
subject to
notes 1 and 2

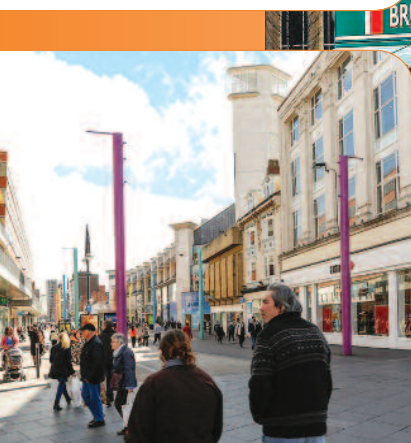
Freehold Retail Investment

- Pedestrianised city centre location
- Close to the Highcross and Haymarket Shopping Centres
- Nearby occupiers include Primark, H&M, Marks & Spencer, Boots the Chemist and Superdrug

- Asset management/redevelopment opportunities (subject to lease and consents)
- Approximately 589.60 sq m (6,347 sq ft)

On behalf of
Insolvency
Practitioners

Deloitte



Location

Miles: 30 miles south of Nottingham
45 miles north-east of Birmingham
Roads: A6, A47, A563, M1
Rail: Leicester Railway Station
Air: East Midlands Airport

Situation

The property is situated in a prominent corner position on pedestrianised Humberstone Gate at its junction with Fox Lane, in the heart of the city centre. The property is in close proximity to the major 120 unit Highcross Centre, anchored by John Lewis, Debenhams and House of Fraser and adjacent to the Haymarket Shopping Centre. Other nearby occupiers include Primark, H&M, Marks & Spencer, Caffè Nero, Boots the Chemist, Pandora, Clarks and Superdrug.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor and basement. The property benefits from a return frontage to Fox Lane.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent (gross)	Reversion
Ground	Retail/Ancillary	205.10 sq m	(2,208 sq ft)	FULL MOON FASHIONS LIMITED	1 year from 2016 (1)	£22,500 (1) (2)	2017
Basement	Ancillary	159.80 sq m	(1,720 sq ft)				
First	Ancillary	224.70 sq m	(2,419 sq ft)				
Totals		589.60 sq m	(6,347 sq ft)			£22,500 (1) (2)	

- (1) Terms for a 1 year lease at a rent of £1,750 per calendar month have been agreed and in solicitors' hands due to complete imminently. The tenant is to benefit from a one week rent free period from completion of the lease. Under the terms of the lease the rent will increase to £2,000 per calendar month for November 2016 and £3,000 per calendar month for December 2016. The lease is subject to a rolling mutual option to determine, on providing one month's prior written notice. The tenant will pay a rent deposit of £1,750 plus VAT to the seller.
- (2) The rent stated has been annualised.

For further details please contact:

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

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

Seller's Solicitors:

Olswang LLP
2nd Floor, The Blade, Abbey Square, Reading, RG1 3BE.
Tel: +44 (0)20 7071 7308.
Email: lia.machado@olswang.com
Ref: Lia Machado.

