

# Lot 20

£119,600 per annum  
exclusive

43-45 & 47 Blackbird Road,  
**Leicester, Leicestershire LE4 0AJ**  
Freehold Trade Counter Investment



## Tenancy and accommodation

# Lot 20

£119,600 per annum  
exclusive

### Key Details

- Fully let to Speedy Asset Services Limited
- Planning use open A1 including cash and carry
- Car parking for approximately 18 cars
- Large open storage yard to the rear

### Location

**Miles:** Less than 1 mile from Leicester City Centre  
21 miles south of Nottingham  
34 miles north-east of Birmingham

**Roads:** A50, A6, M1

**Rail:** Leicester Railway Station

**Air:** Birmingham International Airport

### Situation

The property is prominently situated on the south side of Blackbird Road, less than a mile from Leicester City Centre. Nearby occupiers include Aldi, Halfords, B&Q, The Range, Home Bargains and Travis Perkins.

### Description

The property comprises a site of approximately 0.27 hectares (0.68 acres) with a site coverage of 46%, upon which there are two large buildings with combined car parking for approximately 18 cars and an open storage yard to the rear. The property may be suitable for longer term redevelopment to residential, subject to obtaining the necessary consents.

### Tenure

Freehold.

### VAT

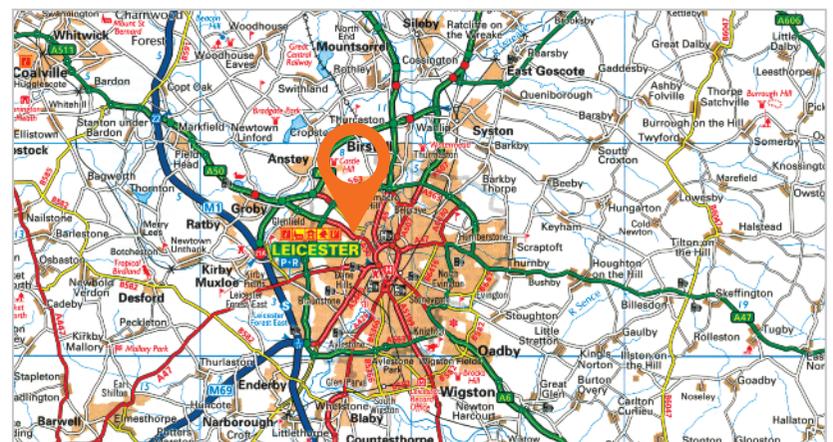
VAT is applicable to this lot.

### Six Week Completion

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
43-45	Ground	Industrial	603.7 sq m	(6,498 sq ft)	SPEEDY ASSET SERVICES LTD a subsidiary of Speedy Hire plc (1)	10 years from 20/10/2011	£59,000 (2)	27/10/2021
47	Ground	Industrial	794.8 sq m	(8,555 sq ft)	SPEEDY ASSET SERVICES LTD a subsidiary of Speedy Hire plc (1)	10 years from 20/10/2011	£60,600 (2)	27/10/2021
<b>Totals</b>			<b>1,398.5 sq m (15,053 sq ft)</b>				<b>£119,600</b>	

(1) Speedy Hire are the UK's leading tools, equipment and plant hire services company, trading from in excess of 220 locations with 3,800 employees.

(2) The rent was increased at the 2016 rent review from £35,000 for 43-45 and £45,000 for unit 47.



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