

News Shop, 5-7 Long Street Stoney Stanton, Leicestershire LE9 4DQ

lot 45

**Freehold Retail and Residential
Investment with Potential**

- Fully let until 2017 (subject to option)
- Adjacent to The Bulls Head public house
- 0.07 hectare site
- 11 miles south of Leicester
- Nearby occupiers include Lloyds Pharmacy and The Blue Bell public house
- Large garden to the rear

Rent
£13,300
per annum
exclusive



On behalf of
Daily Mail General
Investments plc

Location

Miles: 11 miles south-west of Leicester
30 miles north-east of Warwick
37 miles east of Birmingham
Roads: M69, M1, A5
Rail: Hinckley Rail, Narborough Rail
Air: Birmingham International Airport

Situation

Stoney Stanton is a historic village that is noted in the Domesday Book. The property is located on the east side of Long Street close to the junction with New Road (B581). The property is a comfortable commuter distance from Leicester.

Description

The property comprises a GROUND FLOOR RETAIL UNIT with SELF-CONTAINED RESIDENTIAL ACCOMMODATION on the first floor. The GROUND FLOOR SHOP UNIT has the benefit of access to the rear via Broughton Road. The property has a LARGE GARDEN to the rear. The site extends to approximately 0.07 hectares (0.16 acres).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	75.90 sq m	(817 sq ft)	EASTCLIFFE NEWS SHOP LTD (t/a News Shop)	10 years from 29/06/2007 on a full repairing and insuring lease (i)	£13,300	June 2012
First	Ancillary	26.60 sq m	(286 sq ft)				
Totals		102.50 sq m	(1,103 sq ft)			£13,300	

(i) The lease is subject to a tenant's option to determine the lease on the fifth anniversary of the term.

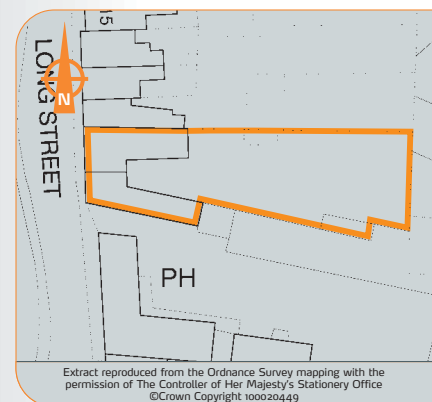
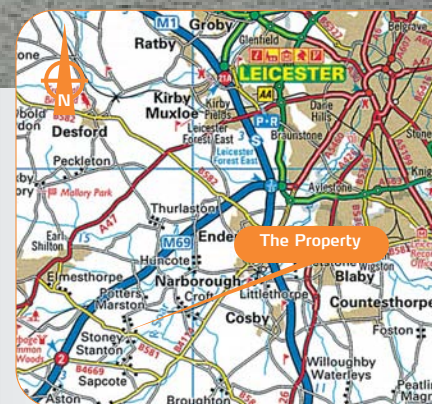
For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acuitus.co.uk

Harry Woolley
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
Email: harry.woolley@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Foot Anstey
Salt Quay House, 4 North East Quay,
Sutton Harbour, Plymouth PL4 6BN.
Tel: +44 (0)1752 675180 Fax: +44 (0)1752 675550.
Email: tracyann.tweedie@footanstey.com
Ref: Tracyann Tweedie.



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