

FOR SALE AS INVESTMENT

Industrial Property Portfolio

**BEAUMANOR ROAD
LEICESTER
LE4 5QE**

**WESLEY STREET
LEICESTER
LE4 5QG**

- 7 no. industrial units
- Fully let
- Current annual rent roll from 01 March 2022 £64,850 exclusive
- Total GIA approx. 1,030 sqm (11,097 sqft)
- Price guide: offers over £700,000



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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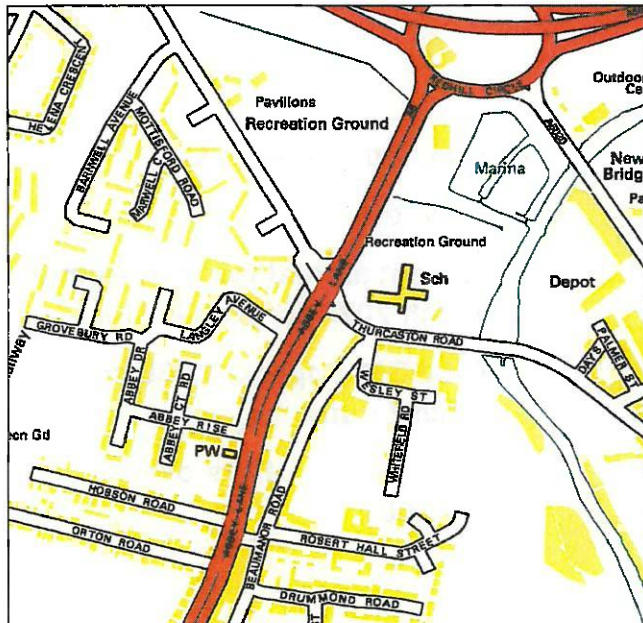
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Location

The properties are situated off Abbey Lane approximately half a mile to the north-east of Leicester City Centre. This is a busy arterial route giving access into the city centre and also linking with the outer ring road at Redhill Circle.



Description

The development comprises three individual units fronting Beaumanor Road, two with small parking areas and four lock up warehouses on Wesley Street with parking to the front.

All the units are currently let and have proved popular over the years, with very few void periods.

Briefly the units are let as follows (all FRI):

- 223 Beaumanor Road – garage/workshop, 59 sqm (640 sqft). Currently let on a six years lease from 01/05/2021 at £4,800 pax. Rent review due 30/04/2024.
- 225 Beaumanor Road – plumbing/storage, 102 sqm (1,101 sqft). Currently let on a six years lease from 16/05/2021 at £8,250 pax. Rent review due 16/05/2024
- 227 Beaumanor Road – garage/workshop, 57 sqm (617 sqft). Holding over at £3,700 pax.

- Unit 1 Wesley Street – motor trade/tyres, 243 sqm (2,619 sqft). Currently let on a 5 year lease from 02/22/2020 at £14,500 pax. Rent review due 01/11/2023.
- Unit 2 Wesley Street – sewing machine company, 220 sqm (2,365 sqft). Currently on a 5 year lease from 25/12/2020 at £13,000 p.a. Rent review due 25/12/2023.
- Unit 3 Wesley Street – motor trade/MOT, 230 sqm (2,475 sqft). New lease signed to begin 01/03/2022 for 6 years at £13,250 pax. Rent review due 01/03/2025.
- Unit 4 Wesley Street – motor trade/MOT, 119 sqm (1,284 sqft). New lease signed to begin 01/03/2022 for 6 years at £7,350 pax. Rent review due 01/03/2025.

Tenure

For sale Freehold.

Rates

The properties are individually rated.

Services

We understand that the properties are connected to all mains services except gas. **N.B.** Please note that we have not tested any of the services/installations and are therefore unable to give any guarantee of their reliability and working order.

Price

Offers are invited **over £700,000** for the freehold interest in the portfolio.

Energy Performance Certificate

Further information on the EPC performance is available on request.

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Legal Costs

Each party to bear its own costs.



Viewing

Strictly by arrangement with:

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Subject to contract

Reference: DGS

Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis

Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

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