



**54 Thurcaston Road
Leicester
LE4 5PF**



FOR SALE

Fully let investment

556.9 m² (5,995 ft²)

LOCATION

The subject property fronts Thurcaston Road close to its junction with the A6 Abbey Lane. Nearby occupiers include McDonald's and Bermick Motor Accessories.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The subject property is a purpose-built steel portal frame showroom with two-storey office. The main showroom has brick and blockwork to eaves beneath a pitched profile clad insulated roof incorporating 10% translucent light panels. Internal clearance to eaves of 4.69 metres with aluminium framed glazed windows to the front elevation benefiting from external shutters with central double access doors.

To the side elevation is a secure gated yard and the rear elevation benefits from an up-and-over loading door.

Internally the premises is traded as a retail trade showroom with ancillary meeting room, loading bay, kitchen, WC and with gas fired blower heating.

Adjoining is a two-storey office showroom also brick and block construction beneath a pitched roof with rear up-and-over loading access door to the rear elevation. The offices benefit from ground and first floor offices and WC provisions, in addition to ground floor workshop/valet bay with rear roller shutter loading door.

ACCOMMODATION

Showroom & Premises (Crown Paints)	403.16 m ²	(4,340 ft ²)
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2 Storey
office/showroom

Ground Floor

Office	19.83 m ²	(213 ft ²)
Workshop	62.76 m ²	(676 ft ²)
Male/Female WCs		

First Floor

Office 1	16.51 m ²	(178 ft ²)
Office 2	35.39 m ²	(381 ft ²)
Kitchen	8.2 m ²	(88 ft ²)
Internal Store	11.05 m ²	(119 ft ²)

NB: The floor areas for the first floor accommodation has been taken from the Valuation Office website and the ground floor measurements for the office and workshop exclude WCs and kitchen.

TENURE

The subject premises are available for sale freehold subject to the following occupational tenancies:

- 1) Crown Paints Ltd hold a lease for an initial term of 10 years – lease start date 26 May 2014 at an annual rent of £26,040 per annum with a reversionary lease extending the term to 25 May 2029 with review as at 26 May 2024
- 2) The two-storey office showroom/workshop premises are currently let to Easy Drive Ltd for a term of 5 years from April 2015 at a current rental of £12,000 per annum

PRICE

The freehold is available at **£600,000 (six hundred thousand pounds)** which reflects a low overall capital value of approximately £100 per sq ft and an approximate yield of 6.1% allowing for purchaser's costs at 3.5%.

BUSINESS RATES (RATEABLE VALUE)

Local Authority:	City of Leicester
Period:	2019/2020
Showroom (Crown Paints):	£21,500
Ground Floor Offices:	£4,050
First Floor Offices:	£5,200

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The position regarding VAT is to be confirmed.

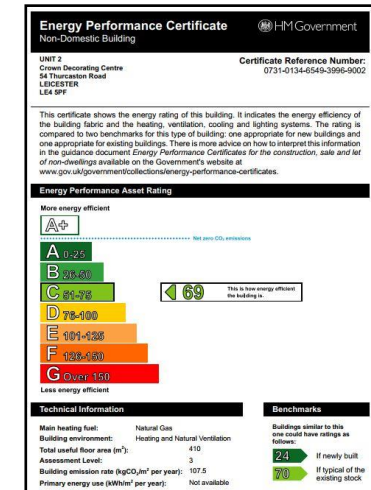
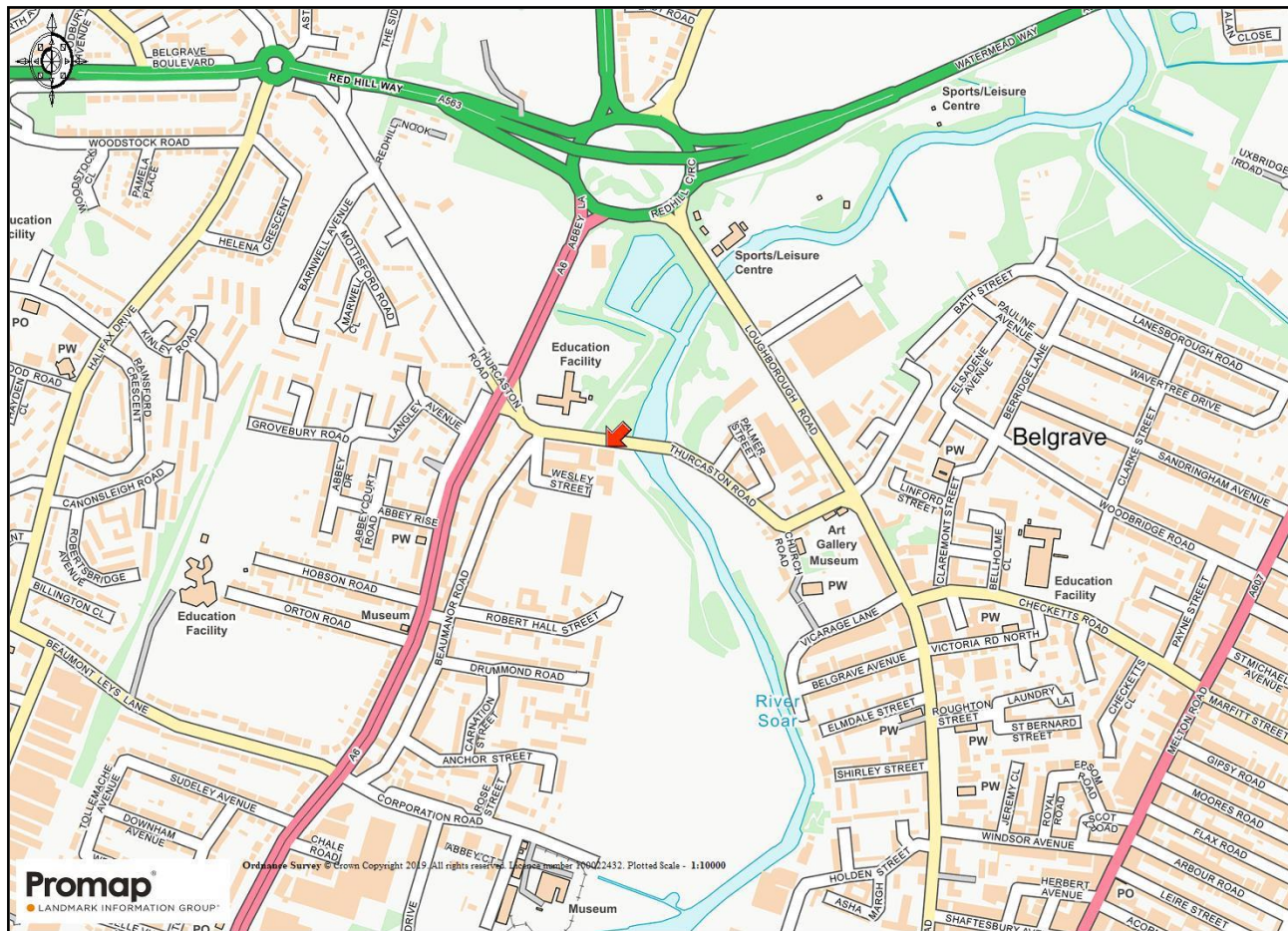
PLANNING

We understand the premises have authorised planning consent as showroom, offices and workshop of the Town and Country Planning (Use Classes) Order 1987.

CONTACT: Alex Reid MRICS
EMAIL: alex.reid@matherjamie.co.uk

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MATHER JAMIE

Chartered Surveyors

3 Bank Court, Weldon Road,
Loughborough, Leicestershire
LE11 5RF

tel: 01509 233433

fax: 01509 248900

email: sales@matherjamie.co.uk

website: www.matherjamie.co.uk



IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.